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# DEVELOPMENT PLAN

LOUISBURG, NORTH CAROLINA



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# DEVELOPMENT PLAN

## LOUISBURG, NORTH CAROLINA

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PREPARED FOR:

LOUISBURG PLANNING BOARD  
Louisburg, North Carolina  
March - 1964

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PREPARED BY:

DIVISION OF COMMUNITY PLANNING  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
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## INTRODUCTION

In September of 1962 the Town of Louisburg entered into a contract with the Department of Conservation and Development's Division of Community Planning for the purpose of performing a number of urban planning studies. The following list describes the work elements which are being performed by the Division's Central Area Office, in cooperation with the Town Planning Board.

- (1) Base Mapping - the preparation of a map of the municipality and of its surrounding area which may become urbanized within the next twenty years. This map shows existing streets, railroads, other rights-of-way, and other permanent features.
- (2) Land Use Survey - an inventory of the existing uses of the land within the study area. The field information is recorded on maps, in tables and charts, and is accompanied by a report containing a thorough explanation of the land uses and listing of the most pressing development problems.
- (3) Population and Economy Study - an examination of the population and economy of the study area in terms of its past growth, the existing situation, and what the probable future will bring if current trends continue.
- (4) Neighborhood Analysis - an examination of the Town's neighborhoods to determine the extent of blight and decay. The analysis of each study area takes social characteristics as well as the physical environment into consideration. Upon identification of the blighted areas, a type of treatment for the various sections of the Town is recommended.
- (5) Development Plan - a plan for the growth and expansion of all major land uses for the next twenty years. It indicated the most desirable future arrangement of

specific areas for homes, businesses, industry, and public uses. The development plan is based on the land use analysis, the neighborhood analysis, and the projections of the population and economy. In conjunction with the development plan a thoroughfare plan is also prepared. The development plan shows the proposed development of all parts of the community by means of a map which is then thoroughly explained by an accompanying text.

- (6) Community Facilities Study - an inventory and analysis of the existing public and semi-public facilities which the Town has. Existing facilities are evaluated as to their growth and their present adequacy. Particular problems concerning community facilities are noted in the report.
- (7) Public Improvements Program - a listing of public projects with cost estimates probable sources of revenue for these projects. Generally a six year program is worked out in detail while a more general approach is taken to the fourteen years after the first six year program. A discussion of the feasibility of the projects and current fiscal policies accompanies the listing of priority projects.
- (8) Zoning Ordinance Revision - the existing zoning ordinance is revised to conform to and help carry out the recommendations of the development plan. Each zoning district is designated on a zoning map and explained thoroughly in the text of the ordinance.







# POPULATION

## Past Growth /1

What is now known as Louisburg was settled in 1758, almost two decades before Paul Revere made his famous ride. This settlement was established as the Town of Louisburg in 1779 - three years before this country was given its independence. During this same year (1779) Franklin County and Louisburg College were established. Louisburg is now the county seat of Franklin County and the college represents a vital part of the Town of Louisburg.

At the turn of this century, Franklin County had a population of 25,116 and Louisburg had 1,178. During the following sixty years neither the county nor the town experienced much growth. The county had only 3,639 more people in 1960 than in 1900 and the town increased by 1,684 people during the same period.

During two of the past six decades, Franklin County lost rather than gained population. During the first decade of this century, the county had a drop in population of almost two percent. From an all time high of 31,341 people in 1950, the population in the county declined by 8.3 percent to 28,755 in 1960. As we shall see later, this decrease resulted from heavy out-migration.

Table 1: POPULATION TREND. 1900-1960

Year	North Carolina	Franklin County	Louisburg Twp. Exc. of Town	Louisburg
1900	1,893,810	25,116	3,616	1,178
1910	2,206,287	24,692	2,758	1,775
% change	16.5	-1.7	-23.7	50.7
1920	2,559,123	26,667	3,197	1,954
% change	16.0	8.0	15.9	10.1
1930	3,170,276	29,456	3,519	2,182
% change	23.9	10.5	10.1	11.7
1940	3,571,623	30,382	3,550	2,309
% change	12.7	3.1	0.9	5.8
1950	4,061,929	31,341	3,799	2,545
% change	13.7	3.2	7.0	10.2
1960	4,556,155	28,755	3,628	2,862
% change	12.2	-8.3	-4.5	12.5

1/ Unless stated otherwise, all data presented in the text and tables throughout this report are taken from decennial publications by the Bureau of the Census.

Unlike the county, Louisburg has experienced growth during each of the past six decades. The town realized its greatest growth during the first decade of this century and had a substantial increase during the sixth decade. Louisburg's growth during the '50's was the result of both annexations and expansion at Louisburg College.

Fifty-two of the 317 additional people in Louisburg in 1960 which compared to 1950 lived in the two areas of the town which were annexed in May 1954 and January 1960. Thus, the population in the 1950 area of the town increased by only 265 people. Enrollment in Louisburg College increased by this same amount - increased from 232 in 1950 to 497 in 1960. Therefore, there was little or no change in the number of noncollegiate residents living in the 1950 area of the town during the decade.

The county actually had a decrease in population during the '50's. Although the total number of people in the county declined during the past decade, there was an increase in the number of Franklin County residents classified as urban and rural nonfarm. The number of rural nonfarm residents increased from 7,823 in 1950 to 12,045 in 1960, a 54 percent increase. Louisburg, the only urban center in the county, had an increase of 12.5 percent. However, these gains were not enough to offset the rapid decline in the rural farm population.

During the past decade, the number of rural farm people dropped from 20,973 to 13,848. In other words, the number of rural farm people declined by one-third; and in 1960, for the first time, people represented less than half of the total county population.

There were only two of the ten townships in the county which experienced growth during the past decade. Franklinton Township had an increase of only 25 people while Louisburg Township had a gain of 146. Since the town had a greater gain, 317 people, than did the township as a whole, this means that there were fewer people in the rural areas of Louisburg Township in 1960 than in 1950 - 171 people or 4.5 percent fewer.

Out-migration was much greater for the county than for Louisburg. More than seven thousand people left the county during the decade. Two-thirds of those leaving were Negroes. Instead of having fewer people in 1960 than in 1950, Franklin County would have had almost five thousand more people in 1960 if it were not for out-migration.

The major portion of those leaving the county are young adults who are in their late teens, their twenties, or their thirties. In fact, over one-half of those age 10-19 in 1950 (20-29 in 1960) and one-fourth of those 20-29 in 1950 (30-39 in 1960) left the county during the '50's. Most, and perhaps all, of the decrease in the older age groups shown in Table 3 is the result of mortality rather than migration.

For the most part, those leaving Louisburg are even younger than those leaving the county. More than one-fourth of those under age 19 in 1950 (under 29 in 1960) moved out of the town during the ten year period.

This out-movement on the part of the young adults will tend to impede both economic and population growth. The peak consumer spending age group is reported to be the group between ages 30-39 (Politz Survey, Life Magazine); that is, those individuals who are firmly established as heads of households and families. Those people this age and younger are leaving the county in large numbers.

Table 3: MIGRATION BY AGE GROUPS, 1950-1960 /1

FRANKLIN COUNTY				LOUISBURG		
Percent of 1950 Group Present in 1960	1960 Pop.	1950 Pop.	Age in 1950	1950 Pop.	1960 Pop.	Percent of 1950 Group Present in 1960
78.9	5,926	7,526	0-9	461	299	64.9
<u>46.4</u>	2,954	6,362	10-19	284	208	<u>73.2</u>
<u>71.7</u>	3,352	4,673	20-29	383	360	<u>94.0</u>
80.7	3,427	4,196	30-39	390	357	91.5
83.2	2,712	3,259	40-49	297	252	84.8
74.9	1,729	2,308	50-59	222	178	80.2
51.6	1,436	2,785	60+	276	167	60.5

1/ The students enrolled in Louisburg College are not represented in this table. There were 232 college students in 1950 and 497 in 1960. It was assumed that three-fifths of the students were age 15-19 and two-fifths were age 20-24. Enrollment figures were secured from the college.

The town's 12.5 percent gain is in keeping with that experienced by all the other towns of comparable size combined. During the past decade, the 44 North Carolina towns which had 2,500 - 4,999 people each in 1960 had a population gain of 16.3 percent, a rate of gain only slightly greater than that experienced by Louisburg. Franklin County's loss of population during the decade, on the other hand, was in sharp contrast with the gains experienced by the State. While the county's population declined by 8.3 percent, the State had a 12.2 percent increase in population even though over a quarter million people migrated out of the State over the ten year period.

### Migration

Since nonagricultural employment opportunities are not increasing at anything like the rate at which employment opportunities in agriculture are shrinking, many Louisburg and Franklin County residents are moving out of the county seeking better economic opportunities elsewhere.

Louisburg had 429 more births than deaths during the '50's. Since the population increased by only 317 during this period, it is evident that the town had a net migration loss of 112 people. Negro out-migration was much greater than the total number who moved out. The large Negro out-migration of 236 persons was partially offset by the in-migration of 124 white people. As a result of such movements, Negroes represent a smaller proportion of the town's total population. While 40 percent of Louisburg's population was Negro in 1950, only 35 percent was Negro in 1960.

Table 2: MIGRATION BY RACE, 1950-1960

	LOUISBURG			FRANKLIN COUNTY		
	White	Nonwhite	Total	White	Nonwhite	Total
1950 Population	1,518	1,027	2,545	17,044	14,297	31,341
Natural Population increase /1	213	216	429	1,431	3,233	4,664
Expected 1960 Pop.	1,731	1,243	2,974	18,475	17,530	36,005
Actual 1960 Pop.	1,855	1,007	2,862	15,993	12,762	28,755
Net Migration /2	+124	-236	-112	-2,482	-4,768	-7,250
% change in expected population due to migration /2	+7.2	-19.0	-3.8	-13.4	-27.2	-20.1

1/ Natural population increase equals total births minus deaths during the decade. Data provided by N.C. State Board of Health.

2/ The minus symbol (-) denotes migration loss and the plus (+) symbol denotes migration gain.

According to State and National trends, most children are born to parents who are in their twenties and thirties. As a result of losing a large portion of those residents who are in this age, Louisburg, as well as the county, will experience little natural population growth during the coming years unless the migration trend can be reversed so that more young adults move into the county and town than move out.

### Projected Growth

As an aid in planning for the future, it is helpful to project past trends into the future to show where they lead and what their consequences may be if continued. Using a computer to analyze population by age-sex-race groups for past years, Professor C. H. Hamilton of State College and J.H. Perry of the Division of Community Planning have produced an estimate of the 1970 and 1980 populations for each county in North Carolina.

According to their projections, Franklin County's population will continue to shrink during the next two decades if trends evident during the '50's continue. By 1970, the county's population is expected to be only a little larger than it was at the turn of this century; and by 1980 the population is projected to number only 22.5 thousand. If this proves to be the case, that will be the smallest population recorded in this century.

The population forecast for the county has been distributed among the ten townships and Louisburg by an apportionment method which takes in consideration the population changes which occurred in each area during the '50's. According to this forecasting technique, an increasing proportion of the shrinking county population will reside in Louisburg Township, even though the population in the township is expected to drop slightly during the next two decades. While only 23 percent of the county's population lived in Louisburg Township in 1960, almost 28 percent of the people in the county are expected to live in this township by 1980.

Rather than experiencing a loss, Louisburg is expected to have a slight gain in population over the next two decades. Louisburg residents are expected to number 3,100 by 1970 and 3,300 by 1980. This will amount to an increase of 20 people each year over the next 20 years.



Just as was the case during the past decade, Louisburg College is expected to be an important factor in this projected growth. As of May of this year, the college's enrollment had increased by 43 students since 1960. However, the town cannot depend on the college indefinitely as a major source of population growth. According to college officials, 675 is the maximum number of students to be served by Louisburg College. This is only 135 more than were enrolled in the college in early 1963.

If Louisburg is to attain the small growth projected for the next two decades, there will have to be a gain in the number of non-collegiate residents in the town. As we shall see later, there must be added opportunities for employment if the town is to realize growth.

Table 4: POPULATION FORECAST 1970 AND 1980

	Louisburg	Louisburg Twp. excl. of Town	Franklin Co.	North Carolina
1950	2,545	3,799	31,341	4,061,929
1960	2,862	3,628	28,755	4,556,155
% Change	12.5	- 4.5	- 8.3	12.2
1970	3,100	3,300	25,600	5,001,000
% Change	8.3	- 9.0	-10.9	9.8
1980	3,300	3,000	22,500	5,478,000
% Change	6.5	- 9.1	-12.1	9.5



## STYLE OF LIFE

In formulating plans to make a community more livable it is helpful to know something about the style of life enjoyed by the people. In this report, only two areas or measurers of the standard of living will be covered. They include education and income.

Both of these measurers of the standard of living are inter-related. As a general rule, the people with more education have more income. And, conversely those with little education have less income.

### Education

At first glance, Louisburg appears to rank high in educational attainment. The median 1 school grade completed by all Louisburg residents is 12.0 compared to 8.9 for the State and 7.2 for Franklin County. Over half of the people in Louisburg age 25 and over have a high school education while only one-third of the people in the State this age can claim such an achievement.

However, when the Louisburg College students (who are also considered as residents of Louisburg) are excluded, a different picture emerges. Only one noncollegiate resident in four has a high school education and well over half have less than an eighth grade education. Therefore, the noncollegiate residents of Louisburg have less education than the average Tar Heel.

TABLE 5: YEARS OF SCHOOL COMPLETED, 1960

	State	Franklin County	Louisburg Township Exclusive of Town	LOUISBURG		
				All A	Races B	Nonwhite
Persons 25 & over	2,307,171	14,166	1,602	966	1,463	506
Percent Completed						
8th or less	47.7	55.6	57.4	53.8	34.7	63.2
12th or more	35.4	29.8	29.0	24.0	50.7	22.5
Median Grade Completed	8.9	7.2	7.3	--	12.0	7.7

A-Excludes Louisburg College Students.

B-Includes Louisburg College Students.

1/ Median is a type of average in which half of the people are above and half below this point.

Although the relatively large Negro population in the town, for the most part, has little formal education, there are many white people who also lack an adequate education to compete for employment in this age of technology and mechanization. While two out of three Negroes have only an eighth grade education or less, two out of five white noncollegiate residents are no better off.

The low level of education attainment for noncollegiate Louisburg residents may be attributable to the fact that a large portion of the people are over 54 years old. When people this age came along, a high school education was very difficult to come by and it was not as necessary then as it is now. Twenty percent of the noncollegiate residents in the town are over 54 years old while only 14 percent of the State's population is represented by this age group.

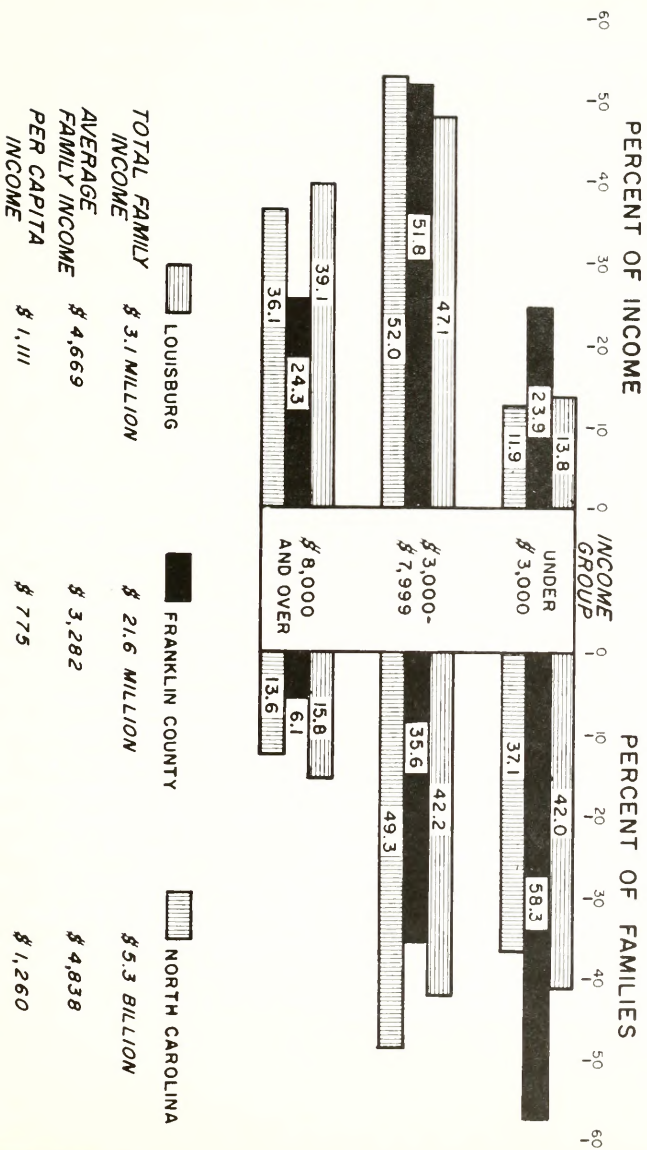
Whatever the reason, the low level of educational attainment is something that must be overcome if the town is to be successful in competing with other areas for job opportunities. The industrial education centers now in operation throughout the State, one of which is located in Wake County, provide many citizens with an opportunity to secure adequate training for gainful employment.

### Income

Although average family income and per capita income in Louisburg compare very favorably with comparable averages for the State as can be seen in Chart 1, the town does have many families with small incomes. Forty-two percent of the 659 families have less than \$3,000 in annual income. These 277 families earn only 13.8 percent of the \$3.1 million in total family income earned by all Louisburg families for a family average of \$1,534.

More than a third of the total family income in Louisburg is earned by less than 16 percent of the families. Those families who are in the \$8,000 and over income bracket earn on an average \$11,563 annually. The 278 families in the \$3,000 - 7,999 bracket receive an average of \$5,212, which is quite a bit larger than the over-all average of \$4,669.

# CHART 1. DISTRIBUTION OF FAMILY INCOME, 1959



Even though Negro families represent almost one-third of the total families, they earn only 14.9 percent of the total family income. As a result, the average Negro family income is only \$2,259, less than half the over-all average. Also, Negro per capita income is very low, \$203 compared to \$1,111 for the average Louisburg resident.

The level of income is much lower in the rural areas of Louisburg Township than in the urban center. Rural residents have only \$3,054 in family income and \$677 in per capita income. Residents of Franklin County on an average have more income than the rural residents of Louisburg Township but not nearly as much as the urban residents.

Considering the low incomes received by many people from Louisburg and adjacent areas, it is not surprising that many people left during the '50's seeking better economic opportunities elsewhere.

## ECONOMY

### Employment

Due to the fact that the civilian labor force in Louisburg increased by 13.0 percent during the '50's while employment increased by only 12.2 percent, unemployment was greater in 1960 than 1950 even though a large number of people left the area during the decade. Unemployment amounted to only 1.5 percent in 1950 compared to 3.8 percent of the civilian labor force in 1960.

According to information provided by the Bureau of the Census, unemployment is no problem in Louisburg. Normally one would expect some unemployment due to job turnover. This type of unemployment is referred to as "frictional" unemployment by economists and will often account for two percent or more of the labor force being unemployed. When the census was taken in April 1960, only 3.8 percent of Louisburg's labor force was unemployed.

Since April is one of the peak employment months in the town, it is likely that this unemployment figure greatly understates the year-round rate. It is felt that unemployment is much higher than this during the winter months when job opportunities in construction and agriculture are curtailed.

While only 5.1 percent of the labor force in Franklin County was found to be unemployed in April 1960, the Employment Security Commission of North Carolina estimates that the average rate of unemployment in the county for the entire year amounted to 10.6 percent. A similar estimate for Louisburg is not available. For 1962, the annual rate of 10.0 percent for the county was almost double the national average unemployment rate.

According to estimates by the Commission, November, December, January, February, and March are the peak unemployment months in Franklin County. Monthly unemployment last year ranged from a high of 14.5 percent in January to a low of 4.1 percent in May.

Table 6: EMPLOYMENT IN LOUISBURG 1960

	Total	NONWHITE		WHITE	
		Male	Female	Male	Female
1.Pop. Age 14+	2,131	302	332	758	739
2.Civilian Labor Force	1,166	205	158	486	317
% 2 of 1	54.7	67.9	47.6	64.1	42.9
3.Employment	1,122	191	154	474	303
4.Unemployment	44	14	4	12	4
% of 4 of 2	3.8	6.8	2.6	2.5	4.4

Even though the information by the Bureau of the Census represents a period of peak employment in Louisburg, the data does provide some insight as to who is unemployed. Judging from this information, white men and Negro women do not experience as much difficulty in securing employment as do the Negro men and white women.

One reason for the high unemployment rate for white women may be that a large percentage of those age 25 and over are in the labor force. A larger proportion of the Negro women in Louisburg are also in the labor force compared to the average State situation. However, great employment opportunities in personal services in the town and surrounding areas help reduce unemployment for Negro women in Louisburg. A large portion of Negro and white women find it necessary to seek employment to improve or to maintain their family incomes.

A much smaller proportion of the white men in Louisburg are in the labor force compared to the situation existing throughout the State. Sixty-four percent of the white men age 14 and over in Louisburg are in the labor force while 72 percent of all white Tar Heel men of the same age are in the labor force. As was shown earlier, Negroes have very low incomes even with the women working. The standard of living would be much lower for Negroes if the women were not gainfully employed.

#### Worker Mobility

Due to a lack of sufficient employment opportunities locally, many urban and rural residents of Franklin County are commuting to jobs outside the county. Eighteen percent of the 8,850 gainfully employed county residents are employed at jobs located outside the county.

Although worker mobility works both ways, Franklin County has more residents working out-of-county than nonresidents working in the county. For every person living outside the County and working in Franklin County, four Franklin County residents work outside the county.

A larger portion of Louisburg's employed workers commute to jobs beyond the boundaries of the county. Seventeen percent of the employed workers in the town work out-of-county. The major portion of these workers are employed at jobs located in Wake, Durham, Vance, and Johnston Counties.

The major portion of the county residents employed out-of-county commute to Wake, Granville, Vance and Nash Counties. For the most part, those outsiders working in Franklin County come from these same counties in which a lot of Franklin County employed residents work.

#### Worker Availability

Although a lot of people have moved out of Louisburg and the immediate area, there are still a large number of production type workers available. Not only are there people who are unemployed, there are also many who are underemployed.



Table 7: WORKER MOBILITY 1960

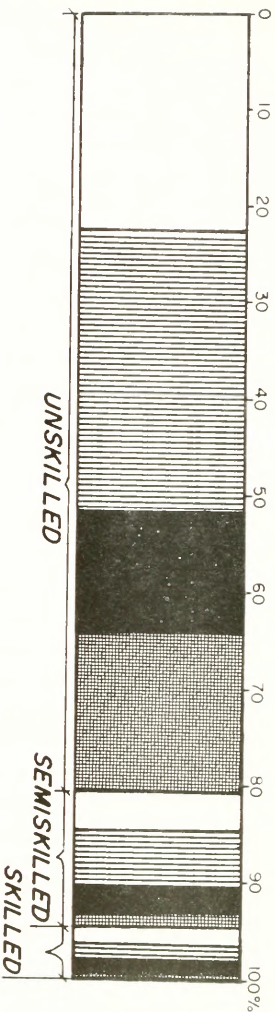
County	Where Franklin Co. Residents Work	Outsiders Working in Franklin Co.	Where Louis- burg Residents Work
Wake	819	122	52
Durham	30	19	18
Franklin	7,042	---	883
Granville	100	39	---
Vance	322	102	26
Nash	125	69	4
Johnston	32	16	12
Elsewhere	155	28	76
Not Reported	<u>225</u>	<u>---</u>	<u>28</u>
Total	8,850	395	1,999
Working out of county	1,583	---	188
% of those Employed	17.9	---	17.1

Those underemployed include persons with less than full-time employment, individuals holding jobs which do not utilize their highest skills and people who would join the labor force if more suitable work or better job opportunities were made available. In addition to the unemployed and underemployed, there are those who are now commuting to jobs in other areas but who would prefer local employment.

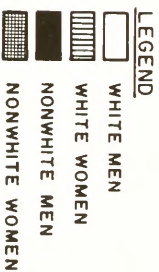
The Employment Security Commission in May of 1963 estimated that there are 2,830 production type workers available within a twenty-mile radius of Louisburg. However, only a small portion of those considered available have skills or semiskills, indicating a need for vocational training to upgrade the labor supply. While most of those available are unskilled workers, all of them are trainable for production jobs demanding skill development.

The 20 percent of the available workers who have skills or semiskills have had experience in electronics, machinery, textiles, hosiery, food processing, apparel, fabricating metals, lumber, mining and tobacco.

**CHART 2. CHARACTERISTICS OF THE 2,830 PRODUCTION  
WORKERS AVAILABLE WITHIN A 20-MILE  
RADIUS OF LOUISBURG, 1963\***



\* ESTIMATES MADE BY THE  
EMPLOYMENT SECURITY COMMISSION  
OF NORTH CAROLINA.





Within the twenty-mile radius there are approximately 81 thousand people. It is estimated that each year about 450 high school graduates enter the labor market within the twenty-mile radius of Louisburg and that 300 of these graduates would normally be available for jobs in Louisburg. However, as was indicated earlier during the discussion of migration, many of the people in their late teens are leaving Louisburg.

#### Employment by Industry

All the nonagricultural industries shown in Table 8 had substantial increases in the number of Franklin County residents working in them during the past decade. However, the large gains experienced by all nonagricultural industries did not offset the large numerical drop in agricultural employment. As a result, the total number of Franklin County residents employed dropped by 7.6 percent.

Since there is no one firm or plant that employs a goodly number of Louisburg residents, it is evident that the people do not have to rely on one industry for employment. Even the two largest employers in the county have few Louisburg residents as employees. None of the 150 Sterling Cotton Mills employees live in Louisburg and only 55 of the 365 employees in the Franklinton Plant have a Louisburg address. Many of those with such an address probably live in rural areas adjacent to Louisburg.

Even college, which is perhaps the single largest employer in town, provides only limited employment opportunities for Louisburg residents. According to sources at the college, the coeducational institution in 1960 employed about 37 faculty and staff members and approximately 33 other employees for a total employment of 70 people, which amounted to about six percent of all employed Louisburg residents.

Therefore, since there is no one main source of employment, the 12.2 percent gain in employment during the '50's must have resulted from expansion of a multitude of small businesses. Most of the 122 additional jobs in 1960 over 1950 resulted from commercial expansion. Commercial establishments had the greatest gain in

Table 8: EMPLOYMENT BY INDUSTRY FOR LOUISBURG AND FRANKLIN COUNTY, 1950 AND 1960

	<u>FRANKLIN COUNTY</u>			<u>LOUISBURG</u>		
	1950	1960	% Change	1950	1960	% Change
Total Employed	10,054	9,285	- 7.6	1,000	1,122	+12.2
Agriculture	5,746	3,666	-36.2	21	28	+33.3
Manufacturing	1,437	1,965	+36.7	148	175	+18.2
Consturction	385	441	+14.5	62	35	-43.5
Trans-Comm-Utilities	126	139	+10.3	33	17	-48.5
Commerce	1,104	1,474	+33.5	320	439	+37.2
Personal Services	452	628	+38.9	157	167	+ 6.4
Professional	627	877	+39.9	234	238	+ 1.7
Other	177	95	-46.3	25	23	- 8.0

employment. Significant employment gains were also made in manufacturing and professional and personal services. Large employment losses were experienced by transportation-communications-utilities and construction industries.

Compared to all North Carolina towns of comparable size, Louisburg specializes in commercial activity, the industry in which the town had the greatest growth during the past decade. The town also has a relatively large proportion of its employed residents engaged in offering such services as business and repair, personal, and professional.

As Table 9 shows, Louisburg has relatively few of its employed residents working in construction and transportation-communications-utilities. Although Louisburg had a substantial gain in employment in manufacturing during the past decade, the town is very low in employment in manufacturing, especially the manufacture of nondurable goods.

### Commercial Activity

Information published by Census of Business for 1948, 1954, and 1958 show that retail employment in Louisburg declined during each of the time periods 1948-1954 and 1954-1958. The Bureau of the Census, on the other hand, in its decennial publications, reported

Table 9: ECONOMIC SPECIALIZATION IN LOUISBURG, 1960

	<u>LOUISBURG</u>		N.C. Places of 2,500 to 10,000	Column 3 Minus C
	Number (A)	% (B)	(C)	(D)
Total Employment	1,122	--	--	--
Agriculture	28	2.5	1.7	+ 0.8
Construction	35	3.1	5.3	- 2.2
Manufacturing				
Durable goods	81	7.2	7.3	- 0.1
Nondurable goods	94	8.4	29.3	-20.9
Trans-Comm-Utilities	17	1.5	5.1	- 3.6
Wholesale & Retail Trade	342	30.5	19.6	+10.9
Finance, Insurance & Real Estate	36	3.2	2.7	+ 0.5
Business & Repair Services	61	5.4	1.6	+ 3.8
Personal Services	167	14.9	9.4	+ 5.9
Professional & Related Services	169	15.1	11.3	+ 3.8
Public Administration	69	6.1	3.2	+ 2.9
Industry Not Reported	23	2.1	3.5	- 1.4

a 37.2 percent increase in the number of Louisburg residents engaged in commercial activity during the decade 1950-1960.

Since there was only a small gain during the decade in the number of residents engaged in finance and business and repair services and since it is unlikely that the wholesale trade in Louisburg had an increase in employment during the decade of around 70 people, it is reasonable to assume that retail trade realized much growth in employment between 1958 and 1960. Although the town is short on new retail establishments to substantiate this deduction, there are several concerns that have made vast improvements in their merchandising techniques and displays. Hopefully, these innovations have attracted more consumers to the town and in turn this has resulted in more employment in retail trade.

Other aspects of retail trade besides employment made rapid gains between 1948-1954, but the picture changed from 1954-1958. Number of establishments, sales, and payroll - as well as employment - dropped in Louisburg during this period. The rural areas of Franklin County experienced rapid gains in all aspects of retail trade from 1954-1958, a reversal of the downtrend from 1948-1954.

All aspects of wholesale trade in the county made rapid gains over both time periods 1948-1954 and 1954-1958. Similar information is not available for Louisburg. Considering the rapid growth in commercial activity in the county as reported by Bureau of the Census, it is likely that Louisburg shared in the growth reported in wholesale trade for the county from 1948-1958.

The information by the Bureau of the Census and Census of Business indicates that the major portion of Louisburg's growth in commercial activity as reported by the Bureau of the Census was in retail trade and the growth occurred between 1958 and 1960. These two sources of information also indicate that the town's rapid gain in employment in services during the '50's occurred during the latter part of the decade since there was such a rapid gain in employment in selected services from 1954-1958 (See Table 10).

### Manufacturing

As can be seen in Table 11, all aspects of manufacturing in Franklin County made little or no gains during the five-year period 1954-1958. According to a recent study by the Employment Security Commission of North Carolina, Franklin County did not have a single new manufacturing plant to locate in the county during the six-year period 1954-1960. One manufacturing plant that employed 13 people at one time closed shop during this period.

However, the number of Franklin County residents employed in manufacturing increased by 36.7 percent during the decade 1950-1960. The additional employment in this industry is likely the result of an increasing number of Franklin County residents commuting to jobs in industries located in other nearby counties. It is also possible that the established manufacturing plants in Franklin County increased employment from 1958-1960. Considering the high rate of worker mobility, it is likely that most of this additional employment in manufacturing was made possible for Franklin County residents by many of them commuting to jobs outside the county.

The additional employment in manufacturing in 1960 compared to 1950 for Louisburg resulted from greater employment in fabricated metals and machinery. The metal manufacturing concern was located locally. However, it is expected that many of the people

Table 10: COMMERCIAL ACTIVITY

	1948	1954	% Change	1958	% Change
<b>Retail Trade</b>					
<u>Franklin County</u>					
Establishments	303	222	- 26.7	286	+ 28.8
Payroll (000)	\$ 688	\$ 812	+ 18.0	\$ 980	+ 20.7
Sales (000)	\$8,708	\$11,393	+ 30.8	\$13,882	+ 21.9
Employment	535	458	+ 14.4	540	+ 17.9
<u>Louisburg</u>					
Establishments	78	120	+ 53.8	76	- 36.7
Payroll (000)	\$ 454	\$ 625	+ 15.4	\$ 581	- 7.0
Sales (000)	\$4,774	\$ 7,631	+ 59.8	\$ 6,621	- 13.2
Employment	353	343	- 2.8	329	- 4.1
<b>Wholesale (Franklin County)</b>					
Establishments	12	15	+ 25.0	20	+ 33.3
Payroll (000)	\$ 92	\$ 241	+162.0	\$ 332	+ 37.8
Sales (000)	\$5,507	\$ 6,187	+ 12.3	\$10,195	+ 64.8
Employment	82	100	+ 22.0	119	+ 19.0

**Selected Services /1**Franklin County

Establishments	58	46	- 20.7	102	+121.7
Payroll (000)	\$ 139	\$ 125	- 10.1	\$ 211	- 3.2
Sales (000)	\$ 574	\$ 533	- 7.1	\$ 999	+ 87.4
Employment	105	83	- 21.0	124	+ 49.4

Louisburg

Establishments	25	20	- 20.0	37	+ 85.0
Payroll (000)	\$ 70	\$ 69	- 1.4	\$ 131	+ 89.9
Sales (000)	\$ 262	\$ 272	+ 3.8	\$ 588	+116.2
Employment	52	46	- 11.5	76	+ 65.2

1/ Selected services include: lodging places, personal services (barber and beauty shops, shoe repair, etc.) miscellaneous repair services (radio, watch, furniture, etc.), recreation services and auto repair services.

Table 11: MANUFACTURING IN FRANKLIN COUNTY

	1954	1958	% Change
Establishments	41	35	- 14.6
Employment	1,236	1,084	- 12.3
Payroll (000)	\$2,858	\$2,967	+ 3.8
Value added (000)	\$3,425	\$4,499	+ 31.4
Capital Expenditures (000)	\$ 166	\$ 465	+180.1

employed in machinery were employed in such out-of-county centers as Raleigh and Durham.

Since the 1960 Census, Youngstown Manufacturing - an employer of 65 persons at one time - left in April of this year. Before this metal manufacturing firm departed, Louisburg Sportswear began operation. In May of this year, it employed 144 people. However, only a few of these employees are Louisburg residents. No more than 35 of these employees live in Louisburg; and all but a few of the employees are women.

### Employment Forecast

For those people concerned with planning for the future of Louisburg, the relevant question is not so much what has employment been like in the past; rather, their concern is with the future situation. By extending past trends into the future some insight can be gained as to what the situation possibly will be like in the coming years if things continue on as they have in the past.

By applying the national growth rate to each of the industries in which Louisburg and Franklin County residents are employed, projections of the future employment outlook for residents of these areas are obtained.

As might be expected, employment in agriculture in Franklin County during this decade is projected to drop by at least a third, perhaps more if the State trend continues. Total employment in agriculture in the county will likely number only a little more than 2,000 by 1970. This large numerical loss will more than offset any reasonable gains likely to occur in all nonagricultural industries combined. As a result, total employment will decrease during this decade. Even if the industries in which Franklin County residents are employed do expand at national growth rates, the number of employed residents in the county is expected to drop by more than five percent during this decade.

This loss of employment opportunities for Franklin County residents is expected to have far-reaching consequences on the employment situation in Louisburg. When the national rates of growth for professional services and commerce are applied to the



employment in each of these industries found in Louisburg in 1960, a sharp increase is projected for each of these industries. Since the total population, as well as employment in the county, is expected to continue to decrease during the coming years, these projections greatly overestimate employment in these industries.

Table 12: EMPLOYMENT FORECAST TO 1970 BY INDUSTRY

	FRANKLIN COUNTY		LOUISBURG	
	1960	1970	1960	1970
Total Employment	9,285	8,759	1,122	1,444
Agriculture	3,666	2,266	28	17
Manufacturing	1,965	1,829	175	180
Construction	441	487	35	39
Transportation-Comm-Util.	139	147	17	20
Commerce	1,474	1,705	439	510
Wholesale	165	186	53	60
Retail	1,023	1,147	289	324
Finance, Insurance	115	161	36	51
Business & Repair Serv.	171	211	61	75
Personal Services	628	722	167	192
Professional	877	1,309	238	355
Other	95	294	23	131

Source: Projections obtained by applying the national growth rate for each sub-group for each industry to the total employment in that sub-group in 1960. For example, the projected employment for each of the sub-groups under "commerce" taken together provide an estimate of total employment in commerce for 1970.

Besides Louisburg's retail trade area losing population, the town is located so close to Raleigh, Rocky Mount, and Henderson that it is questionable whether Louisburg can ever expect to realize much significant growth in commercial activity.

Since the county population is shrinking, it is doubtful whether there will be much increased demand for professional services offered by doctors, lawyers, teachers and the like. Significant growth in construction and transportation-communications-utilities is also unlikely in an area where many of the young adults are leaving and employment opportunities are shrinking. Yet, the national growth rates show that well over one-half of the projected increase in employment for Louisburg during this decade will occur in construction, commerce, transportation-

communications-utilities and professional services. Rather than employment increasing in these four industries by a total of 195 employees as projected, it may be more realistic to say these four industries will have less than 100 additional employees by 1970.

The actual number of additional employees will depend much on expansion at the college. By June 1963, total employment at the college had increased from 70 to 90 people since 1960. Judging from the ratio of students to employees in both 1960 and 1963, it is expected that total employment will be no larger than 120 when the college reaches its maximum size of approximately 675 students. This is only 30 workers more than were employed in 1963 and only 50 more than were employed in 1960.

Most of the manufacturing plants in which Louisburg residents are employed and in which expansion is expected during this decade are located outside the county. Nationally, employment in lumber and furniture manufacturing is expected to drop. Much of the local employment opportunities in manufacturing is in lumber and furniture manufacturing. Although employment in apparel manufacturing is increasing rather slowly in the nation, this State is experiencing much growth in this industry. For this reason, the Louisburg projection with respect to manufacturing in Table 12 may be realistic.

Rather than having 322 additional residents with jobs in 1970 as the projections show, the town may be lucky if it has as many as 150 more people employed in 1970 than it had in 1960, if past and present trends evident in Louisburg and Franklin County continue.







## NEIGHBORHOOD ANALYSIS

The purposes of this section are threefold: (1) to identify those portions of Louisburg where substandard housing and poor social conditions exist; (2) to determine the magnitude of these undesirable conditions; and (3) to suggest ways in which the physical and social environment of some of the Town's more blighted areas can be improved.

### Analysis Area Delineation

For the purposes of this examination, Louisburg has been divided into two Analysis Areas - Area I and Area II. Area I encompasses the land located north of the Tar River, excluding the Central Business District. Area II takes in the land south of the Tar River, extending to N. C. Highway 56. The Tar River serves as the physical and social boundary between these two portions of Louisburg. Other area boundaries are existing roads and the Town limits.

It is generally recognized that blighted physical conditions and social problems go hand-in-hand. With this in mind the nature of the physical development of each of Louisburg's Analysis Areas has been examined individually, followed by an analysis of some of the social characteristics of the residents in the two study areas.

### I. Criteria for Investigation:

#### A. Physical Conditions:

There are two physical aspects of the land within the Town of Louisburg which give a good indication as to where blighted conditions exist. The first aspect is an evaluation of the use of the land in terms of the acreages devoted to the various types of use and the degree to which there is mixing of incompatible uses of the land. The second is an evaluation and analysis of the actual conditions of the buildings within the two analysis areas. This is the more important of the two aspects in that it points out exactly where the areas of dilapidation and deterioration are located. The following list enumerates the criteria which were used to evaluate the physical conditions in Area I and Area II.

1. Land Use - in terms of . . .
  - (a) the acres devoted to each type of use.
  - (b) the amount of vacant land.
  - (c) the mixing of incompatible land uses.
2. Structural Conditions - in terms of . . .
  - (a) standard ~~---~~ structure in good condition
  - (b) minor repair - structure in need of minor maintenance and general upkeep. Examples are painting, brick cleaning, or porch repair.
  - (c) major repair - deteriorating building which may be saved through extensive repair. Examples are reconstruction of a roof, replacing of a porch, or foundation repairs.
  - (d) dilapidated - structure is in a state of partial decay or ruin through neglect. It would cost more to repair the building than it is worth. The structure is not safe for human habitation. Examples of this are a combination of major repairs and/or such hazards as a sagging roof, leaning walls, etc.

#### B. Social Conditions:

Several social indices were used in our analysis of Areas I and II. By finding out where persons with social problems reside we were able to more readily identify those substandard areas where such conditions are fostered. Generally speaking there is a correlation between blighted, rundown neighborhoods and the incidence of the following social problems:

1. Veneral Disease - an index of social conditions reflecting poor personal hygiene within the analysis areas. (data from 1962)
2. Tuberculosis - closely related to the physical environment, it often reflects overcrowded conditions and the lack of adequate light and air. (data from 1962)
3. Illegitimate Births - used as a social index, they represent a lapse of community morals, which is not always related to a poor physical environment. (data from 1962)
4. Fire Calls - another index of blight with a very significant relationship between the safety of an analysis area and the hazards encountered by the residents. (data from 1962)

5. Welfare Cases - those families or individuals, who for a variety of reasons are unable to maintain a minimum standard of living and receive assistance from the Public Welfare Department. Circumstances dictate that the person receiving such assistance live in an area where the standard of housing and the rents which such a person could afford to pay are compatible. (data from July-1963)

### AREA I

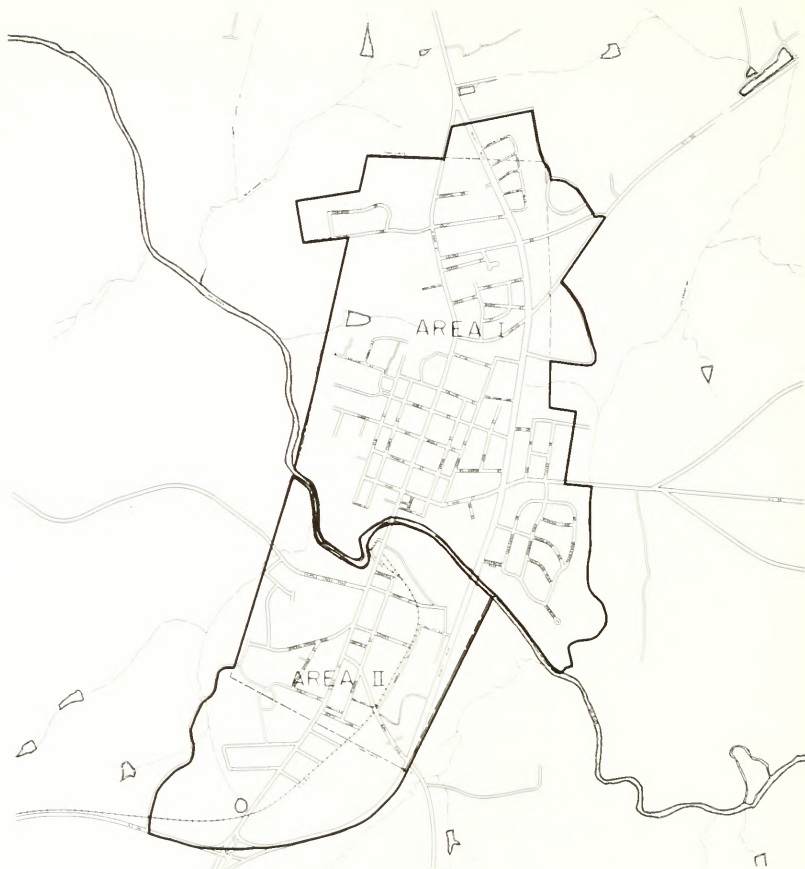
#### A. Physical Conditions:

Area I, shown on Map # 1 , includes the land north of the Tar River, east of Bear Swamp Creek, south of the intersection of Bickett Boulevard and North Main Street, and west of Fox Swamp Creek. A small portion of the area lies outside of the Town limits, but this sections was included because of the nature of its development and its close relationship to Louisburg. Most of the land east of the analysis area boundary is vacant. The following discussion deals with the use of the land and the condition of the buildings within the Area.

#### Land Use in Area I.

There are approximately 670 acres of land within Area I of which more than one-half is vacant. The predominant land use in Area I is residential. More than 22 percent of the land is devoted to housing. Social and cultural activities take up the next largest amount of land, about 45 acres. Of this total more than 20 acres are actively used by Louisburg College. Service and business activities constitute about one and one-half percent of Area I's total land. Industrial uses occupy an even smaller percentage, about one-tenth of one percent, of the total land. Almost one fifth of the land is in streets.

Referring to Map # 2 and Table 13, we can see where the developed sections of the analysis area occur. It is significant to note that Area I tends to be divided into two distinct portions, the division occurring at Louisburg College. Development to the north is newer and of better quality than that to the south of the



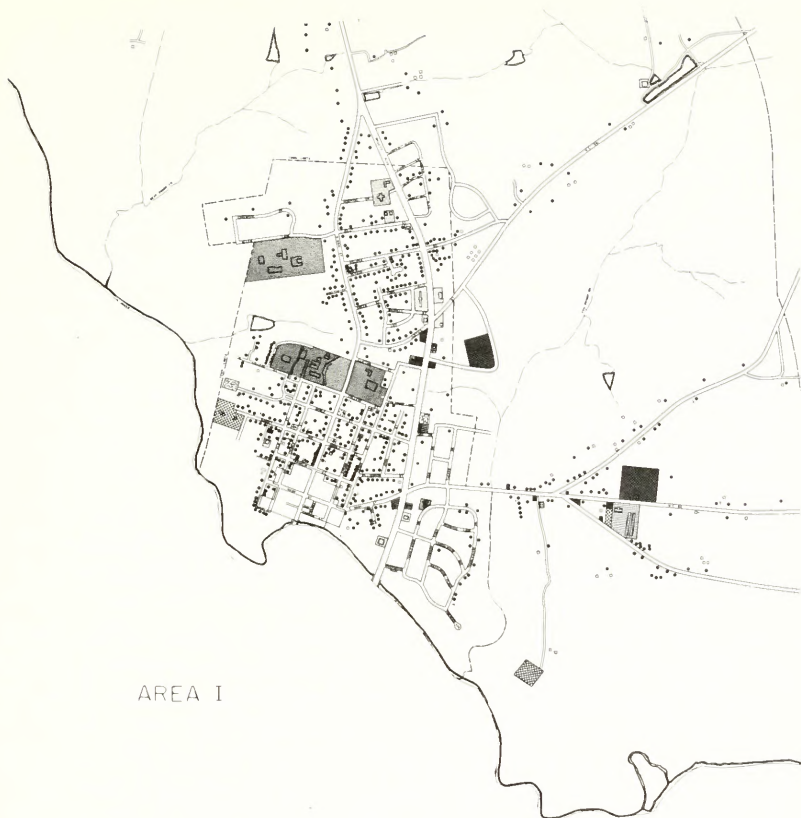
# TOWN OF LOUISBURG

NORTH CAROLINA

Map 1



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
BY THE COUNTY DEPT. OF INFORMATION AND  
PLANNING SERVICES OF LOUISBURG, N.C.



AREA I

# TOWN OF LOUISBURG

## NORTH CAROLINA



FOR INFORMATION OF THE USER AND PURPOSE OF THIS  
 MAP, AN ATTEMPT WAS MADE TO OBTAIN THE MOST  
 ACCURATE AND COMPLETE DATA AVAILABLE AT THE TIME  
 OF THE MAP. THE DATA WAS OBTAINED FROM THE  
 TOWN OF LOUISBURG.

Map 2

## EXISTING LAND USE

MAY 1963

	SERVICE		PRODUCTION
	COMMERCIAL		MANUFACTURING SERVICES
	PROFESSIONAL		TRANSPORTATION
	BUSINESS RETAIL		RESIDENCE
	SOCIAL & CULTURAL		FAMILY
	EDUCATIONAL		MULTI-FAMILY
	RELIGIOUS		HOME OCCUPATION
	MEDICAL		TOURIST HOME
	INSTITUTIONAL		TRAILER PARK
	BUSINESS		VACANT
	HIGHWAY RETAIL		OTHER STRUCTURE
	SECONDARY RETAIL		BARNYARD
	CONVENIENCE RETAIL		
	SERVICE STATION		
	WHOLESALE		



College. There is a higher residential density (houses per acre) in the southern section.

The evaluation of the development in Area I not only takes acreages into consideration. The degree to which different types of land uses are mixed is also important. Referring to Map # 2, there are a number of areas where residential uses are present in industrial and commercial districts, and where the opposite is also true. In having incompatible uses near one another, the efficient use of the land is definitely impaired. Industry and business uses bring unnecessary traffic, noise, dirt, smoke, and odor to residential neighborhoods. In many cases homes in commercial environments deteriorate in anticipation of selling such property at a higher price for commercial development. Mixed land uses detract economically and socially from the environment which a neighborhood should create.

The following are examples of specific problems created by the mixing of land uses within Area I.

1. The Department of Public Works storage yard and maintenance facilities are causing an undue amount of traffic on Sunset Avenue, bringing with it an overabundance of dirt and noise.
2. The northside of Franklin Street between Church Street and Main Street is being used as the headquarters for a trucking concern. The effect of this traffic generator is being felt by the residents in the area.
3. The flower shop on the westside of Main Street just north of Franklin Street represents a definite incompatible use in a residential area. No provision for off-street parking or loading and a low degree of maintenance on the structure contribute to the undesirable effects of this use.

Table 13: EXISTING LAND USE IN AREA I

CATEGORY	ACRES	% OF AREA I	% OF LOUISBURG
Residential	150.59	22.46	13.21
Service	6.91	1.00	.60
Business	3.16	.47	.27
Social & Cultural	45.07	6.72	3.95
Industry	10.47	1.50	.91
Streets	122.08	18.20	10.71
Vacant	332.22	49.54	29.16
TOTALS	670.50	100.00%	58.81%



### Structural Conditions:

Now that we are familiar with what Area I's existing uses are, let us examine the conditions of its buildings. For convenience the structures have been divided into four categories: houses, churches, service stations, and other buildings. Each of the categories is easily recognizable and a separate symbol was used for mapping purposes. The results found in Table 14 and on Map # 3 were obtained in an external, visual survey of structural conditions.

Referring to Map # 3 we can see there are concentrations of blight within Area I. Halifax Road, near Bickett Boulevard has a number of structures in need of minor and major repairs. The Thomas Street district, located directly behind Louisburg College, is another blighted section. These two deteriorating sections have the highest percentage of blighted structures in all of Area I. There is a scattering of minor repairs from Franklin Street north to College Street. The intensity of these conditions is much less than that of the two sections mentioned above, but we must also concern ourselves with the extent of deterioration. The highest number of structures requiring minor repairs are found along Main Street. One reason for this could be that the amount of traffic which is carried by Main Street is having an undesirable effect upon the upkeep and general maintenance of the structures.

Referring to Table 14, we can see that one fifth of all the houses in Area I need some maintenance. A little less than 75 percent of the homes are in good condition, while over 7 percent need extensive repair or should be torn down. Comparing these figures to other urban centers around the State we find that Area I has more homes in standard condition, 75 percent as compared with 73 percent for the State. Area I's minor repair category lists 20 percent as compared with only 4 percent for other urban areas. Just about the opposite is true when we compare major repairs. The State urban figure is slightly over 16 percent while Area I's figure is only 6 percent. This is also the case in the dilapidated classification. Area I's figure is only 1 percent of the total houses while the State Urban figure is better than 6 percent.



AREA I

# TOWN OF LOUISBURG NORTH CAROLINA



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
IN 1973 BY THE DEPARTMENT OF CONSERVATION AND  
RECREATION DIVISION OF NORTH CAROLINA

## STRUCTURES CONDITION

RESIDENCE		BARN	
○	WYRE	○	WYRE
●	MAJOR REPAIR	○	MAJOR REPAIR
◐	DISAPPOINTED	◐	DISAPPOINTED
◑	DISAPPOINTED	◑	DISAPPOINTED
SERVICE STATION		OTHER STRUCTURE	
○	WYRE	○	WYRE
●	MAJOR REPAIR	○	MAJOR REPAIR
◐	DISAPPOINTED	◐	DISAPPOINTED
◑	DISAPPOINTED	◑	DISAPPOINTED
CHURCHES		CHURCHES	
○	WYRE	○	WYRE
●	MAJOR REPAIR	○	MAJOR REPAIR
◐	DISAPPOINTED	◐	DISAPPOINTED
◑	DISAPPOINTED	◑	DISAPPOINTED

Map 3

Bearing the above comparison in mind let us now examine the other conditions found in Area I. Thirteen of the 55 other buildings are in need for minor repair. This represents over 23 percent of the total. Only two other buildings require extensive repair, and there are no dilapidated structures. Better than 72 percent of all the other structures are in good condition. Three of the churches in Area I need minor repairs. Meanwhile, all of the service stations are in good condition.

Looking at the over-all picture as is indicated in Table 14, 117 structures are in need of minor repair. This constitutes 20 percent of all Area I's structures. Thirty-three structures require major repair, this figure being 5 percent of the total. Only six structures are dilapidated and should be torn down. This figure is only one percent of the total. There are 405 structures in good condition. Immediate attention should be given to the 26 percent of the structures which are substandard.

#### B. Social Conditions:

Referring to Map # 4 we can see that Area I has two sections where social problems are evident. The Halifax Road section accounts for one case of venereal disease, two fires, and four welfare cases. No illegitimate births were recorded in 1962. The second section having social problems covers a much larger area. Its boundaries begin at College Street and extend to just south of Nash Street. The east and west limits are Bickett Boulevard and Elm Street, respectively. It is significant to note that this district has an even spread of problems throughout, rather than one particular concentration.

Over one-third of the fire calls in the Town of Louisburg occurred within this second section in 1962. More than twenty-seven percent of all the recorded welfare cases in the Town reside here. These two factors alone indicate that the social conditions in this second section are less than desirable. This is also true for most of Area I. Unless strides are made in upgrading general social conditions, more people will be on the welfare rolls next year. There will probably be more fires and a higher percentage of venereal disease cases occurring. Conditions do not remain stagnant or fixed, rather they are ever changing for the better or for the worse.

Table 14: AREA I STRUCTURAL CONDITIONS

<u>Houses</u>	<u>#</u>	<u>% of Total</u>		<u>Buildings</u>	<u>#</u>	<u>% of Total</u>
Standard	360	72.28		Standard	40	72.72
Minor	101	20.28		Minor	13	23.63
Major	31	6.22		Major	2	3.63
Dilapidated	<u>6</u>	<u>1.20</u>		Dilapidated	<u>0</u>	<u>0</u>
Total	498	99.98		Total	55	99.98
<u>Churches</u>	<u>#</u>	<u>% of Total</u>		<u>Service Stations</u>	<u>#</u>	<u>% of Total</u>
Standard	2	40		Standard	3	100
Minor	3	60				
Major						
Dilapidated						
Total	5	100				

ALL BUILDINGS WITHIN AREA I

	<u>#</u>	<u>% of Total</u>
Standard	405	72.19
Minor	117	20.85
Major	33	5.88
Dilapidated	<u>6</u>	<u>1.06</u>
Total	561	99.98



# **TOWN OF LOUISBURG** **NORTH CAROLINA**



## **NEIGHBORHOOD ANALYSIS**

### **SOCIAL CONDITION**

- WELFARE CASES
- ▲ FIRE CALLS
- VENEREAL CASES
- ILLEGITIMATE BIRTH

THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
 IN 1965 BY THE DEPARTMENT OF CONSERVATION AND  
 DEVELOPMENT DIVISION OF COMMUNITY PLANNING

Map 4



## AREA II

### A. Physical Conditions:

Area II is located south of the Tar River, the eastern boundary being the Town limits, the southern boundary being N. C. Highway 56, and the western limit being County Road 1226. Almost one-half of Area II is outside the corporate limits of Louisburg. Because of the built-up nature of the southern section, and thereby its strong relation to the rest of the Area, it was included in this analysis. The southern boundary line which was established is one of function. It separates the built-up sections of the Area from those vacant parcels which are outside of Louisburg's developed area. The following discussion deals with the use of the land and the condition of all buildings within Area II.

### Land Use In Area II:

This Analysis Area is the older of the two areas. There has been little or no construction within Area II in the past ten years. The only growth has occurred along the major streets in the forms of businesses and light industrial activities. At present houses and streets make up the largest percentage of the land use. Over 25 percent of the land is in these uses. Industrial, social and cultural, and business uses all use relatively small amounts of land. As is the case in Area I, the vacant land category accounts for the largest number of acres. Approximately 64 percent of the 449 acres of land within Area II is unused.

Referring to Map # 5 , we can see that there is some mixing of land uses within Area II. When houses are located in commercial districts inefficient use of the land results. Arbitrary location without concern as to who are neighbors may prove detrimental to all concerned. The following are examples of the mixing of incompatible land uses within Area II with specific indications as to some of the problems created by such mixing.

1. The present location of Riverside High School is definitely a land use problem. The site is almost surrounded by commercial and industrial activity. The most evident problems are those of noise, odor, dust, traffic, and poor access to the school for the children.





AREA II

# TOWN OF LOUISBURG NORTH CAROLINA

EXISTING LAND USE

MAY 1963



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
BY THE DEPARTMENT OF CONSTRUCTION AND  
PLANNING DIVISION OF LOUISBURG, NORTH CAROLINA

Map 5

SERVICE	PRODUCTION
○ SERVICE	■ MANUFACTURING
□ PROFESSIONAL	■ MANUFACTURING SERVICES
□ BUSINESS SERVICE	■ TRANSPORTATION
□ SOCIAL & CULTURAL	■ RESIDENTIAL
□ EDUCATIONAL	■ SINGLE-FAMILY
□ RECREATIONAL	■ 2-FAMILY
□ MEDICAL	■ 3-FAMILY
□ INSTITUTIONAL	■ HOME OCCUPATION
■ BUSINESS	■ YOUTH HOME
■ PRIMARY RETAIL	■ TRAILERS
■ SECONDARY RETAIL	■ VILLAGE
■ COMMERCIAL RETAIL	■ RESIDENCE
■ SERVICE STATION	■ OTHER STRUCTURE
■ WHOLESALE	■ BARN

2. The existence of homes and businesses next to one another is presenting problems to each use. Business expansion is hindered through the property owners unwillingness to sell at current market prices and the character of the area is declining because the home owners are letting their properties deteriorate in anticipation of selling at a high price when the need for expansion becomes acute. This appears to be the case in the Bunn Road-Main Street section of Area II.
3. The railroad is having a detrimental effect upon those homes which front on its right-of-way. Noise, vibration, smoke, and the actual hazard of being near the tracks are just a few of the problems in this section.

Table 15: EXISTING LAND USE IN AREA II

<u>CATEGORY</u>	<u>ACRES</u>	<u>% IN AREA II</u>	<u>% IN LOUISBURG</u>
Residential	70.74	15.74	6.20
Service	5.88	1.30	.51
Business	12.12	2.69	1.06
Social & Cultural	15.35	3.41	1.34
Industrial	17.92	3.98	1.58
Streets	42.87	9.54	3.76
Vacant	284.29	63.29	24.95
TOTALS	449.17	100.00%	39.40%

#### Structural Conditions:

As was the case in Area I, the information on structural conditions was obtained by a visual survey of external structural conditions. The results of this survey having reference to Area II are found in Table 16 and on Map # 6.

Referring to the conditions, map on page 39, we find that the Area does not appear to be in very good condition. There are no real concentrations of substandard conditions but rather a general spread of minor and major repairs throughout.

Table 16: AREA II STRUCTURAL CONDITIONS

<u>Houses</u>	<u>#</u>	<u>% of Total</u>		<u>Buildings</u>	<u>#</u>	<u>% of Total</u>
Standard	129	37.06		Standard	57	61.29
Minor	127	36.49		Minor	24	25.80
Major	78	22.41		Major	8	8.60
Dilapidated	<u>14</u>	<u>4.02</u>		Dilapidated	<u>4</u>	<u>4.30</u>
Total	348	99.98		Total	93	99.99
<u>Churches</u>	<u>#</u>	<u>% of Total</u>		<u>Service Stations</u>	<u>#</u>	<u>% of Total</u>
Standard	2	50.00		Standard	9	100
Minor	2	50.00				
Major						
Dilapidated	—					
Total	4					

ALL BUILDINGS WITHIN AREA II

	<u>#</u>	<u>% of Total</u>
Standard	197	43.39
Minor	153	33.70
Major	86	18.94
Dilapidated	<u>18</u>	<u>3.96</u>
	454	99.99

The housing in Area II falls quite a bit short of the conditions found in other urban sections of the State. Only 37 percent of the houses are in good condition, as compared with 73 percent for other State urban areas. Minor repairs account for 36 percent of the houses. This is 32 percent higher than the State figure. The major repairs figure comes a bit closer to the State urban average. Over 22 percent of the houses were found to need extensive repair, compared with 16 percent for the State. The dilapidated classification comes closest to the State figure of 6 percent with only 4 percent of Area II's houses in this category.

Realizing the seriousness of the housing situation within Area II, let us take a look at the other structures. Over half of the other buildings are in good condition. Minor repairs account for another 25 percent and major repair or dilapidated structures make up the remainder. Two out of the four churches need some minor repair, while all of the service stations are in good condition.

Over-all conditions in Area II range from fair to poor. Only 43 percent of all the structures are in good condition. One out of every three structures need minor repair. The remaining 21 percent require extensive repair or demolition. It is evident that Area II is in much worse condition than is Area I.

#### B. Social Conditions:

Examination of the social conditions of Area II indicates existing problems of equal or greater magnitude than those of Area I. Two cases of venereal disease and one illegitimate birth took place during 1962. More than 60 percent of Louisburg's welfare cases live in Area II. In 1962 almost 30 percent of all the fire calls answered by the Louisburg Fire Department were located in this Analysis Area. There were no deaths resulting from tuberculosis during this period.

By referring to Map # 4, we can see that the problems are clustered in particular sections of Area II. Welfare cases are concentrated in the one-thousand block of South Main Street, where housing conditions are extremely poor. The Perry Street-Kenmore Street section has better than 20 percent of Area II's welfare cases. Fire hazards now exist on Mineral Springs Road and on Bunn



AREA II

# TOWN OF LOUISBURG NORTH CAROLINA



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
BY THE DEPARTMENT OF CONSERVATION AND  
DEVELOPMENT, DIVISION OF LAND AND PLANNING

## STRUCTURES CONDITION

RESIDENCE		BARN	
○	DETACHED	○	DETACHED
●	MAJOR REPAIR	●	MAJOR REPAIR
■	MAJOR REPAIR	■	MAJOR REPAIR
■	DETACHED	■	DETACHED
SERVICE STATION		OTHER STRUCTURE	
○	DETACHED	○	DETACHED
●	MAJOR REPAIR	●	MAJOR REPAIR
■	MAJOR REPAIR	■	MAJOR REPAIR
■	DETACHED	■	DETACHED
CHURCHES			
○	DETACHED		
●	MAJOR REPAIR		
■	MAJOR REPAIR		
■	DETACHED		

Map 6

Road. In comparing these social conditions with Map # 6, illustrating the structural conditions, we are able to recognize the correlation between substandard physical conditions and social problems.





## TREATMENT AREAS

The preceeding section of this report has examined two Analysis Areas in the Town of Louisburg. One way to get an accurate picture of the conditions in the Town is to compare Areas I and II. This comparison is shown in Table 17. The physical indices show that Area II is in need of more physical repairs than is Area I. There are more venereal disease and welfare cases in Area II, but more fires were reported in Area I. Such a comparison gives us the relative area conditions, but this is not the primary purpose of a neighborhood analysis.

We have tried to point out those sections of Louisburg which are unsafe, unsanitary, and overcrowded, which substantially impair the sound growth of the Town, and which are detrimental to the public health and welfare. Once such areas have been indicated, we can examine the alternatives which are available to the Town for combating blight.

Table 17: COMPARISON OF CONDITIONS IN AREA's I & II

<u>AREA I</u>		<u>AREA II</u>
332 Acres	Vacant Land	284 Acres
	<u>Structural Conditions</u>	
117	Minor	153
33	Major	86
6	Dilapidated	18
1	Venereal Disease	3
19	Welfare Cases	33
21	Fire Calls	15
1	Illegitimate Birth	1

Map # 7 points out those portions of the Analysis Areas where the conditions of the buildings, the social problems of the inhabitants, and the general environment warrant either efforts of conservation, rehabilitation, or clearance and redevelopment. The basis for determining the degree of blight present in an area is the Urban Redevelopment Law of North Carolina, General Statutes 160-454 and 160-455.

This legislation points out that an area must be of certain character before it is considered as blighted. The Law also indicates that a blighted area must have a certain percentage of buildings in deteriorating or dilapidated condition before a specific type of treatment is designated. The following definitions are those which were used in determining those sections of each analysis area which would require a particular type of renewal treatment.

1. Clearance and Redevelopment - A blighted area having more than two-thirds of its buildings requiring minor repairs, major repairs, or in dilapidated condition.
2. Rehabilitation - A blighted area having more than one-half of its buildings requiring minor repairs, major repairs, or in dilapidated condition.
3. Conservation - An area which has more than one-half of its buildings in good condition.

With these definitions in mind let us look at the areas which have been outlined on Map # 8 and see what renewal measures are needed where. In those sections which are shown as clearance, removing those buildings which are unfit for human habitation is needed; however, not all of the buildings are earmarked for demolition. Some of the structures will require minor and major repairs, a few need only to be conserved in their present condition. The important thing to remember in a clearance and redevelopment area is that more than 66 percent of the structures are unsafe or unsanitary.

An area designated as rehabilitation has more than one-half of its structures in a deteriorating condition. The process to be followed is one of correcting the minor and major repairs through

# TOWN OF LOUISBURG NORTH CAROLINA

## NEIGHBORHOOD ANALYSIS

### SOCIAL CONDITION

● WELFARE CASES

▲ FIRE CALLS

● VENEREAL CASES

■ ILLEGITIMATE BIRTH

Map #7 below, and these portions of the Analysis Area where the conditions of the buildings, the social problems of the inhabitants, and the general environment warrant either efforts of conservation, rehabilitation, clearance and redevelopment. The basic factor determining the degree of blight present in an area is the urban redevelopment law of North Carolina, General Statutes 160-236 and 160-237.

This legislation points out that an area must be of certain character before it is considered as blighted. The law also institutes that a blighted area must have a certain percentage of buildings in a dilapidated or dilapidated condition before a specific type of treatment is designated. The following definitions are those which were used in examining those sections of the analysis area which would receive a particular type of renewal treatment.

1. Clearance and Redevelopment - An area having more than two-thirds of its buildings requiring minor repairs, major repairs, or in a dilapidated condition.
2. Rehabilitation - An area having more than one-half of its buildings requiring minor repairs, major repairs, or in a dilapidated condition.
3. Conservation - An area having less than one-half of its buildings in a dilapidated condition.

With these definitions in mind, the areas which have been outlined on Map #8 and #9 are those which are in need of some type of action. In those sections which are in need of rehabilitation, the buildings are in such a condition that they are not yet beyond repair. However, not all of the buildings are earmarked for demolition but many will require minor repairs.

## NEIGHBORHOOD ANALYSIS

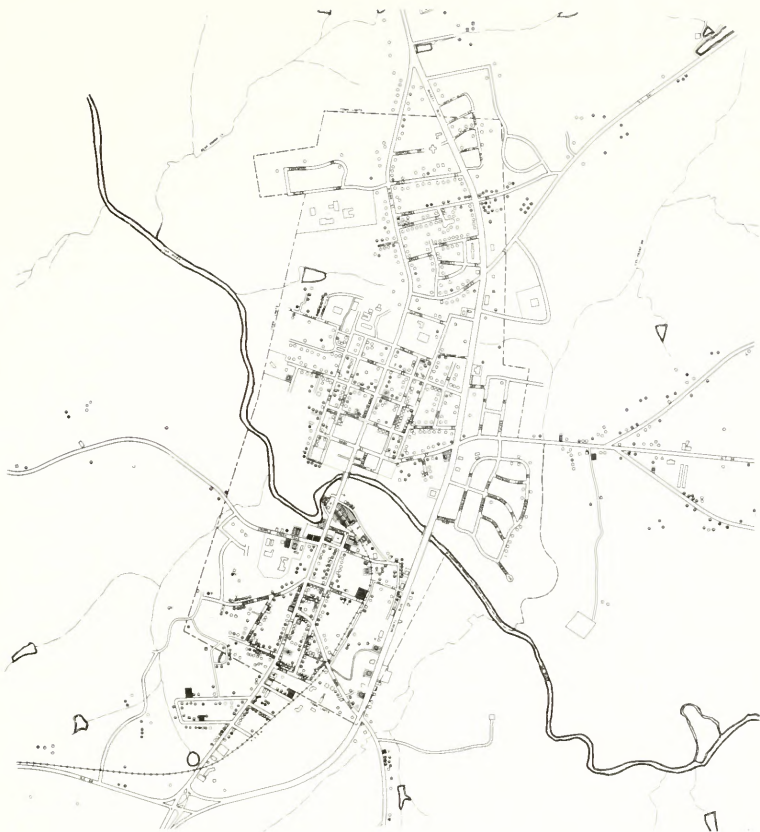
### SOCIAL CONDITION

#### WELFARE CASES

#### FIRE CALLS

#### VENEREAL CASES

#### ILLEGITIMATE BIRTH



# TOWN OF LOUISBURG

## NORTH CAROLINA



### STRUCTURES CONDITION

RESIDENCE	BAWNS
NEEAGE	NEEAGE
MAJOR REPAIR	MAJOR REPAIR
COLLAPSED	COLLAPSED
SERVICE STATION	OTHER STRUCTURE
NEEAGE	NEEAGE
MAJOR REPAIR	MAJOR REPAIR
COLLAPSED	COLLAPSED
CHURCHES	
NEEAGE	
MAJOR REPAIR	
COLLAPSED	

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IN 1982 BY THE DEPARTMENT OF CONSERVATION AND  
DEVELOPMENT DIVISION OF COMMUNITY PLANNING

Map 7

- 43 -

reconditioning of the buildings, and spot removal of those buildings which are unfit for use. Those buildings in good condition should be retained through efforts to conserve their appearance and character.

The last, and probably the most important process in our renewal scheme, is that of conservation. Simply, this means that those buildings which are in good condition will be maintained as such. This is accomplished through the active enforcement of codes and ordinances which the Town now has or may easily adopt. Such codes would be zoning, housing, building, and sanitation codes. All are concerned with the establishment of minimum standards which will safeguard the public health and welfare. The most important aspect of conservation is that these codes and ordinances be properly enforced.

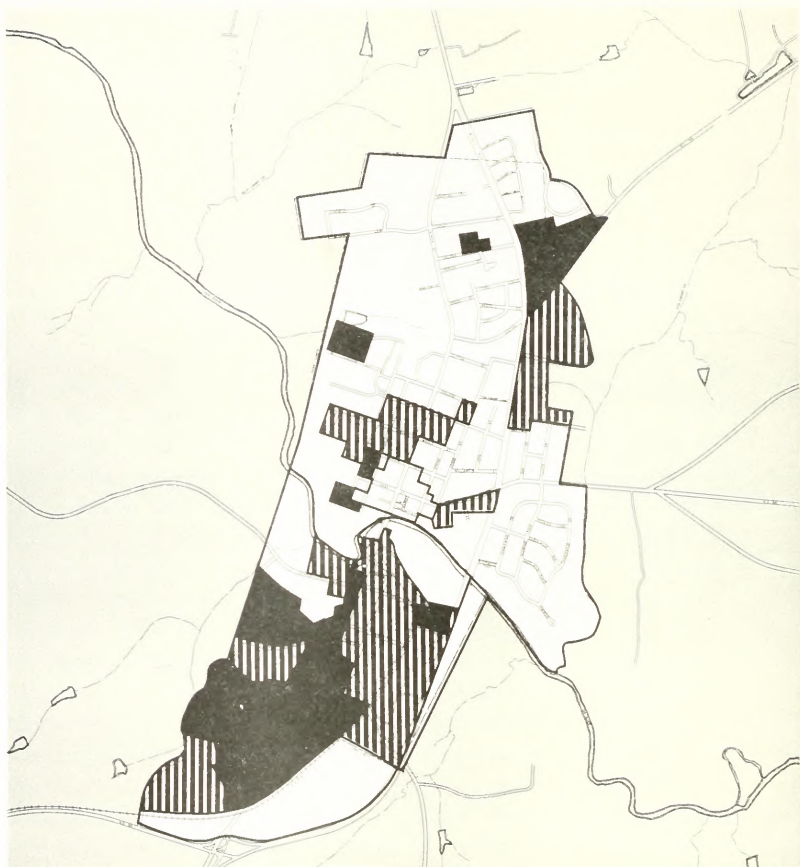
Area I has four sections which are recommended for rehabilitation. As was indicated above, this treatment process would upgrade substandard homes and buildings to the point where all that will be needed will be conservation practices. There are five sections designated for clearance and redevelopment. The removal of the major concentrations of blight within Area I will bring increased tax revenues to the Town and a higher return to those property owners willing to cooperate in this renewal action. The remainder of Area I is indicated as conservation because of its good condition. These sections will tend to retain their character and condition if there is adequate community pride and code enforcement.

As shown on Map # 8, Area II's proposed renewal districts take up a large proportion of the Analysis Area. Four sections have been set aside as rehabilitation areas. A large percentage of the buildings within these rehabilitation areas are in need of minor and major repairs. As was pointed out above, a rehabilitation area requires spot clearance and conservation efforts along with the reconditioning of many structures.

The most extensively blighted areas of the Town are found in Area II. More than one-half of the land within the Analysis Area is recommended for clearance and redevelopment as shown on Map #8.

When we compare the actual size of the areas which are suggested for renewal action, we can see that Area II is in more serious condition than is Area I. Area I has a total of 670 acres; slightly more than 16 percent of that total is recommended for renewal treatment. Area II has a total of 449 acres, 60 percent of which are suggested as renewal areas. More than one-third of the combined Analysis Areas are recommended for rehabilitation or clearance and redevelopment.





# TOWN OF LOUISBURG NORTH CAROLINA



## TREATMENT AREA

- CONSERVATION
- REHABILITATION
- CLEARANCE

Map 8





## LAND USE ANALYSIS

Before we are able to effectively plan for the growth of the Town of Louisburg, it is important to examine the present use of the land. Essentially, the following section is an inventory of the land, its uses, and the extent of each particular type of use. The land use analysis relates to us where people live, work, shop, and play. By examining the existing uses of the land, we will not only know where and how much land is utilized, but also how efficiently the land is being used. Every community is facing different types of land use problems and Louisburg is no exception. A list of the Town's most pressing problems is found on page 56.

In doing such an inventory of the existing uses of the land, it is necessary to draw a boundary around the geographic area which is analyzed. In some instances, the Town limits may prove to be the most useful boundary while at other times a particular area which has a direct relation to the Town lies outside its corporate limits. Our study area includes the Town of Louisburg and a one-mile radius from the Town limits. Such a boundary has proven to be most useful in that it includes the Town's area of influence in terms of land use. So too, we will discover those areas which are prime for different types of development even though these areas may lie outside the Town limits. This study area will be referred to as the Louisburg Area in the following text.

The land use analysis of the Town of Louisburg and its surrounding area takes the following characteristics into consideration:

- (1) Residential Land Use
- (2) Business Land Use
- (3) Industrial Land Use
- (4) Social and Cultural Land Use
- (5) Transportation Land Use
- (6) Farm and Woodland
- (7) Development Potential

For definitions of each type of land useage, refer to page 52.

## (1) RESIDENTIAL LAND USE:

The residential use of the land generally constitutes the largest segment of the developed land within any community. Louisburg and its surrounding area are no exception. Within the Town there are about 178 acres or 43% of the developed land in housing. This same acreage represents only 20% of the total land within the Town. The remaining area outside the corporate limits has approximately 112 acres or 2% of its developed land in homes. Less than 3% of that area's total land is devoted to residences. Combining these figures we can see that approximately 291 acres or 5% of the developed land is utilized for housing. This acreage represents about 4% of the total land within the Louisburg Area.

The predominant type of residence is the single-family house. A relatively small number of houses are used as two-family and multiple-family dwellings. The largest concentrations of homes which serve as multiple-family dwellings are found in the Louisburg College section and south of the Tar River in the Main Street area. The remaining sections of the Louisburg Area have less than three acres devoted to housing for more than one family.

## (2) BUSINESS LAND USE:

Business activity represents another important segment of the land use within the Town of Louisburg. There are 28 acres or 7% of the developed land devoted to commercial activity. The remainder of the Louisburg Area has 19 acres or only .3% of the developed land in the same types of uses. These two figures illustrate two different types of commercial activity. One is a concentration of stores and shops as is found within the downtown area of the Town, while the other represents a type of business growth known as "strip commercial" development which is found along the major roads throughout the Area. The best example of this type of growth is found in the Bickett Boulevard-Bunn Road section of Louisburg.

There are approximately 47 acres or .8% of the developed land utilized in business type uses throughout the Louisburg Area. This figure constitutes only .7% of the total land.

## Central Business District

The central business district or downtown section acts as the focus for retail and service activities for a large portion of Franklin County. Because of the diversity and intensity of land uses in the downtown area, a number of land use classifications were used to illustrate how the land is occupied. The definitions of these and the other land use classification system used in the Louisburg Area is found on page 52.

There are approximately 14 acres of land within the Central Business District. The use of the land varies from retail activities, such as Roses' Department Store, to governmental services, such as those occupying the Franklin County Courthouse. About one-fifth of the downtown area is devoted to retail uses. Streets and off-street parking facilities constitute better than 45% of the total land. Almost 15% of the land is being used for some type of service activity. The remaining 20% of land use is found in homes, terminals, warehouses, institutional facilities, and vacant parcels. Better than two-fifths or six of the fourteen acres of land within the central area are vacant. For the exact acreages and what percentages each occupies of the total land within the Central Business District refer to the following table.

Table 18:  
EXISTING LAND USE IN LOUISBURG CENTRAL BUSINESS DISTRICT

	<u>ACRES</u>	<u>% OF TOTAL CBD</u>
Retail - convenience	.91	4.33
Retail - primary	.79	3.76
Retail - secondary	1.49	7.10
Professional Services	1.30	6.20
Consumer Services	.41	1.95
Business Services	.25	1.20
Wholesale	1.50	7.20
Manufacturing Services	.18	.85
Residential	.18	.85
Vacant Buildings	.13	.61
Transportation	.01	.04
Parking	1.91	9.10
Streets	5.53	26.40
Educational	.03	.10
Institutional	.04	.10
Medical	.09	.43
Total Developed		
Land in CBD	14.75	70.22
Vacant Land	6.22	29.78
Grand Total	<u>20.97</u>	<u>100.00</u>

# LOUISBURG CENTRAL BUSINESS DISTRICT

SCALE



## EXISTING LAND USE

MAY 1963 — GROUND FLOOR

- CONSUMER SERVICES
- PROFESSIONAL SERVICES
- BUSINESS SERVICES
- EDUCATIONAL
- MEDICAL
- INSTITUTIONAL
- PRIMARY RETAIL TRADE
- SECONDARY RETAIL TRADE
- CONVENIENCE RETAIL TRADE
- WHOLESALE TRADE
- MANUFACTURING SERVICES
- TRANSPORTATION
- RESIDENTIAL

Map 9



### (3) INDUSTRIAL LAND USE:

The industrial base of the Louisburg Area is generally lacking in diversification. This is borne out by the fact that the major industries are lumbering and textile manufacturing. Within Louisburg there are only 12 acres or 3% of the developed land devoted to industrial activities. This acreage is slightly more than 1% of the total land within the Town. In contrast, the remainder of the Louisburg Area has 52 acres or 1% of the developed land in manufacturing uses. This acreage represents only .9% of the total land of this surrounding area.

Totalling up the industrial acreages for the Louisburg Area we can see that 65 acres or 1% of the developed land within the Area is in some type of manufacturing activity. This figure represents about 1% of the total land within the study area.

### (4) SOCIAL AND CULTURAL LAND USE:

This category of land use includes a number of different activities each related to the physical, mental, and spiritual development of the inhabitants of the community. Examples of such facilities are parks, schools, and churches. Approximately 56 acres or 13% of the developed land within the Town are devoted to such facilities. This figure constitutes slightly more than 6% of the Town's total land. The remainder of the study area has 67 acres or only 1% of the developed land in social and cultural uses. This is only one percent of the total land within the one-mile radius area.

Louisburg College is one of the largest social and cultural land uses in the Louisburg Area. The campus area contains approximately 25 acres, almost one-half of all the social and cultural land in the Town. By referring to Map #12, we can see where such activities are located.

It is significant to note that the social and cultural aspects of the Louisburg Area tend to bind the Town and the remaining area outside the Town limits together because of the scattering of these activities throughout the Area. There are no real concentrations, but rather an even distribution of activities throughout.

## (5) TRANSPORTATION LAND USE:

The backbone of any community is its transportation network, and Louisburg is no exception. In examining this system our main concern is with ease and efficiency of movement for goods and people. We should remember that streets and alleys are not the only components of the transportation network. Parking, on and off-street, railroads, and buildings which are used as terminals and offices, are also components. Co-ordination of all these facilities into a well-functioning transport system is one of the problems which Louisburg faces.

Within the Town there are approximately 125 acres devoted to streets, parking, rail and terminal facilities. This acreage represents more than one-seventh of the total land in Louisburg. The remaining portion of the Louisburg Area has 157 acres in transport activities. This figure represents about 2% of the total land within the one-mile radius. Of the entire study area, more than 280 acres are utilized by some type of transportation facility.

## DEFINITIONS OF LAND USE CLASSIFICATION SYSTEM:

### (1) Retail:

- A. Primary - establishments selling small, low bulk, comparison items. Examples are department stores, gift shops, and clothing stores.
- B. Secondary - establishments selling high bulk items, generally expensive. Examples are appliance stores, furniture stores, and automobile dealers.
- C. Convenience - establishments selling personal items. Examples are drug stores, food stores, and service stations.

### (2) Services:

- A. Consumer - establishments offering an intangible good to fulfill a need. Examples are restaurants, laundromats, and tool rental shops.

- B. Professional - establishments performing management duties in government, business, or industry. Examples are municipal offices, fire stations, and police stations.
- C. Business - establishments of a business nature providing maintenance, installation, or repair to individuals or other businesses. Examples are television repair shops, body and fender shops, and lawn mower repair shops.
- D. Manufacturing - establishments of a manufacturing nature supplying intangible goods to the public. Examples are construction companies and natural gas companies.

(3) Wholesale:

- A. Establishments selling in large quantities to retailers. Examples are bulk oil distributors and wholesalers of automobile parts.

(4) Transportation:

- A. Vehicular - facilities provided for moving goods and people by land, sea, or air. Examples are streets, railroads, and airports.
- B. Non-Vehicular - non-moving containers which primarily collect and distribute freight and passengers. Examples are pipelines, conveyor belts and terminal facilities.

(5) Manufacturing:

- A. Durable - establishments producing tangible goods which are likely to have utility for a long period of time. Examples are sawmills, metals manufacturing, auto manufacturing plants, and scientific equipment manufacture.
- B. Non-Durable - establishments producing goods which will be consumed with one use or in a short period of time. Examples are bottling plants, textile plants, tobacco manufacture, and printing plants.

(6) Residence:

- A. That place where one or more families have their dwelling.

## (7) Social and Cultural:

- A. Establishments providing for the mental, spiritual, and physical development within the community. Examples are schools, churches, parks, and playgrounds.

### Street Conditions

Map # 10 illustrates the paved and unpaved street conditions for the Louisburg Area. It is evident that such conditions do improve as we get closer to the incorporated Town. There are more unpaved roads in the rural areas.

Even though the pavement conditions improve as we get closer to the Town, the conditions within the Town need to be upgraded. Of the local road system, about 50% of the streets remain unpaved. This figure is much higher than that of other towns of the same and smaller population. Those towns in the State receiving funds from the State Highway Commission for maintenance and upkeep of their local streets generally have from 35 to 39% of their streets unpaved. It is evident that some improvement is necessary.

### Traffic Volumes



The illustration of Annual Average Daily (24-hour) Traffic Volumes (Map 11) gives us an index of street use within the Louisburg Area. It not only indicates where the highest concentrations of traffic are found, but also points out those intersections where congestion is the major problem.

As would be expected, the largest volumes of traffic are found within the Town. The highest recorded number of vehicles was on Bickett Boulevard, in the Nash Street area. More than 5,000 vehicles were recorded for the average day during a one year period. Other major concentrations were noted at the intersection of Main Street and Nash Street. More than 4,000 vehicles pass this point on the average day. The same figure holds true for the intersection of Bickett Boulevard and N. C. Highway 561, and the intersection of Bickett Boulevard and N. C. Highway 39. The major problem occurring in the Town in terms of vehicles per day is that many of the roads carrying a large number of vehicles are of inadequate right-of-way and pavement width. The result of such a



# **TOWN OF LOUISBURG** **NORTH CAROLINA**

## STREET CONDITIONS

PAVED   
 UNPAVED 



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situation is congestion and inefficient movement of traffic. Such a problem is very evident when we compare the number of vehicles carried by Main Street and the number of vehicles using Bickett Boulevard. Both streets carry between 4,500 and 5,000 vehicles per day. Main Street is a local street, meant to carry traffic within the Town and not through it. On the other hand, Bickett Boulevard has been constructed to carry traffic around Louisburg. Both streets carry the same number of vehicles, yet they were constructed according to different standards and for different purposes.

#### (6) FARM AND WOODLAND:

More than 70% of the total land within the Louisburg Planning Area is used for farming or woodland. Approximately 4,400 of the 6,300 acres in the study area are found in these two uses. There is almost twice as much forest land as farmland. These areas are significant in that they tend to limit the amount of land which may be available for urban growth. Generally, a person will not turn over prime tobacco producing land for speculative reasons unless that person is assured that he will get a good return, over and above what he might have acquired from tobacco profits. Such parcels represent an investment in time and money, and people are not as willing to open them up for homes and businesses, as compared with land now lying vacant.

The following is a listing of the major problems which the Louisburg Area is faced with.

- (1) Poor street design in terms of misaligned intersections and inadequate rights-of-way.
- (2) High percentage of unpaved streets.
- (3) Lack of a community recreation area.
- (4) "Strip commercial" growth on Bickett Boulevard is lessening the intensity of the shopping facilities in the CBD.
- (5) Inadequate off-street parking in the downtown area.
- (6) Congestion within the CBD caused by on-street parking and high traffic volumes.
- (7) High percentage of vacant land within the Town limits.





# **TOWN OF LOUISBURG** **NORTH CAROLINA**



Map 11

**AVERAGE DAILY  
 TRAFFIC VOLUME**

	100	999
	1000	2999
	3000	4999
	5000	7999

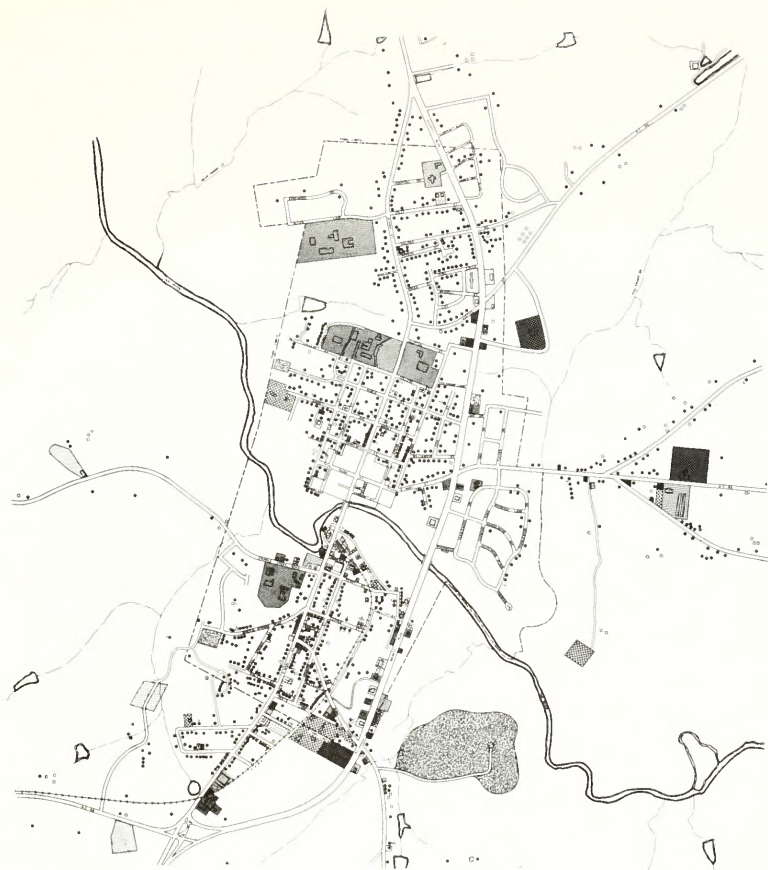
THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
 BY THE TOWN ENGINEER, IN CONJUNCTION WITH  
 THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND  
 DEVELOPMENT, DIVISION OF COMMUNITY PLANNING.



Table 19: EXISTING LAND USE FOR THE LOUISBURG AREA

Category	LAND IN TOWN			LAND IN ONE MILE		
	Acres	% Dev.	% Total	Acres	% Dev.	% Total
Residential	178.77	43.65	20.26	112.92	2.30	2.07
Business	28.87	7.04	3.27	18.74	.38	.34
Industry	12.72	3.10	1.44	52.83	1.08	.97
Social & Cultural	56.83	13.87	6.43	67.20	1.38	1.24
Transportation	125.20	30.56	14.18	157.57	3.21	2.90
Vacant Buildings	7.26	1.78	.82	1.50	.04	.02
Total Developed Land	409.65	100.00		410.76		
Farm Land				1,772.13	36.20	32.53
Wood Land				2,713.45	55.41	49.81
Vacant Land	<u>472.72</u>		<u>53.60</u>	<u>551.57</u>		<u>10.12</u>
GRAND TOTALS	882.37	100.00	100.00	5,447.91	100.00	100.00

Category	TOTAL LAND IN LOUISBURG AREA		
	Acres	% Dev.	% Total
Residential	291.69	5.49	4.60
Business	47.61	.85	.76
Industry	65.52	1.23	1.03
Social & Cultural	124.03	2.33	1.96
Transportation	282.77	5.31	4.46
Vacant Buildings	8.76	.01	.14
Total Developed Land	820.38		
Farm Land	1,772.13	33.39	27.99
Wood Land	2,713.45	51.39	42.87
Vacant Land	<u>1,024.29</u>		<u>16.19</u>
GRAND TOTALS	6,330.25	100.00	100.00



# TOWN OF LOUISBURG

## NORTH CAROLINA

### EXISTING LAND USE

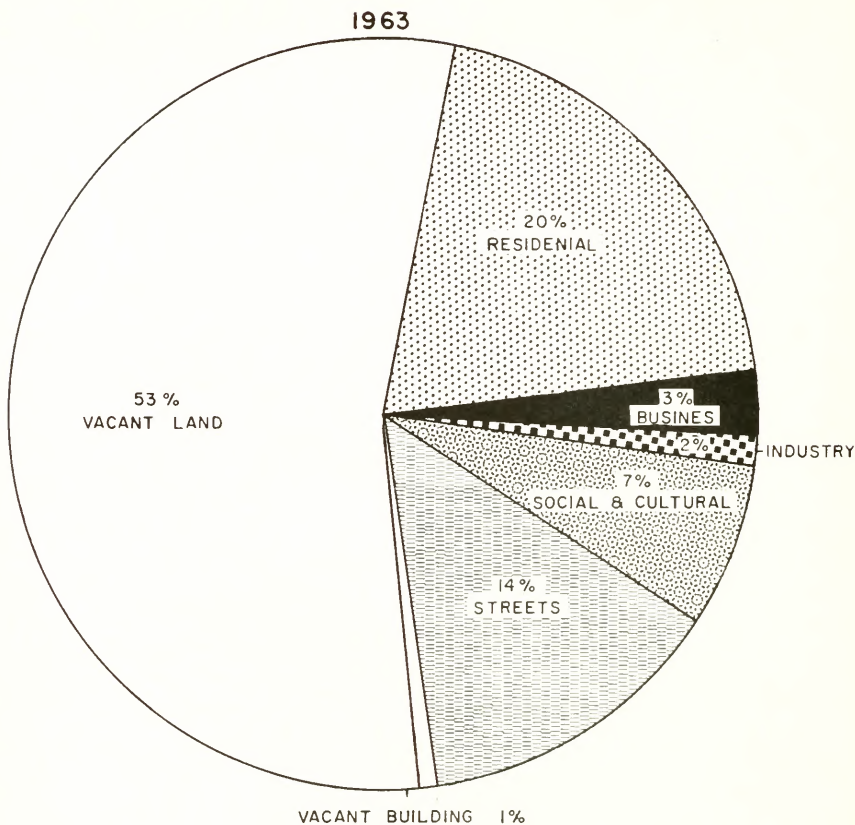
MAY 1963



THE BOUNDARIES OF THE TOWN OF LOUISBURG, N.C. WERE ESTABLISHED BY ACT OF THE NORTH CAROLINA LEGISLATURE IN 1842. THE TOWN OF LOUISBURG, N.C. WAS INCORPORATED IN 1842. THE TOWN OF LOUISBURG, N.C. WAS INCORPORATED IN 1842. THE TOWN OF LOUISBURG, N.C. WAS INCORPORATED IN 1842.

- |                   |                        |
|-------------------|------------------------|
| <b>SERVICE</b>    | <b>PRODUCTION</b>      |
| CONSUMER          | MANUFACTURING          |
| PROFESSIONAL      | MANUFACTURING SERVICES |
| BUSINESS RETAIL   | TRANSPORTATION         |
| SOCIAL & CULTURAL | RECREATION             |
| EDUCATIONAL       | RESIDENCE              |
| RECREATIONAL      | 1-1 FAMILY             |
| MEDICAL           | 2-1 FAMILY             |
| INDUSTRIAL        | 3-1 FAMILY             |
| BUSINESS          | 4-1 FAMILY             |
| PRIMARY RETAIL    | 5-1 FAMILY             |
| SECONDARY RETAIL  | 6-1 FAMILY             |
| CONSUMER RETAIL   | 7-1 FAMILY             |
| SERVICE STATION   | 8-1 FAMILY             |
| WHOLESALE         | 9-1 FAMILY             |
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# EXISTING LAND USE WITHIN TOWN OF LOUISBURG



## (7) DEVELOPMENT POTENTIAL:

In developing a plan for the future growth of the Louisburg Area it is not only important to consider what the existing uses of the land are, but also to know some of the capabilities and possible uses for the areas which are now vacant. The potential for the sections now vacant within the Louisburg Area will be examined in terms of the following considerations. They are: (1) The suitability of the various types of soils for different types of development. (2) The ability of the Town to provide sewer and water extensions into areas now vacant. (3) The accessibility of such areas from roads and railroads. (4) The direction of new growth which has taken place since February of 1962 as shown by building permit records.

Once these vacant areas have been examined and evaluated in terms of their growth potential the Louisburg Planning Board will then have a frame of reference from which to decide which vacant areas will be intensively developed, and which vacant parcels that will remain unchanged.

### (1) Soil Suitability:

The first guide in this planning process is the consideration of soil suitability for different types of development. Graphic #1, shows the different types of soils found within the Louisburg Area and how well suited particular areas are for certain types of urban and rural development. The rural considerations are those of general agriculture and woodland production. The urban categories are basement construction, septic tanks (percolation rates), industrial plant construction (load bearing capacity), and active recreational use (waterholding capacity). The different soils have been grouped into special classes according to similar characteristics and behavior. Those soil groupings shown in the Development Potential table with an "X" following the particular use are good for that use. Those soils which are not checked with an "X" have some limitation for a particular use. Each of the shaded areas in the Development Potential Table corresponds to those areas shaded of a similar pattern on the Soil Map.

# SOIL MAP



## TYPES OF DEVELOPMENT POTENTIAL

	CF			WY	
	CS		AC	CL	
	CO	AL	DL	M	WC
GENERAL AGRIC	X	X	X	X	
WOOD	X	X	X	X	X
BASEMENT	X	X			
SEPTIC TANK	X	X			
INDUSTRY	X	X	X		
ROAD CONST	X	X	X		
RECREATION	X	X	X		



SCALE 1" = 1 MILE

X DENOTES SOIL TYPE GOOD FOR SPECIFIC USE

DATA DEVELOPED BY U.S. SOIL CONSERVATION SERVICE RALEIGH, N.C. 1963

Let us turn our attention to the information presented in the Development Potential Table. Those areas shown as Cecil fine (Cf), Cecil clay (Co), and Cecil sandy (Cs) loams are generally well-drained, upland soil. They present no problems to any type of development. Most of these soils are found in the area north and east of the high school in the vicinity of Edgewood Drive.

The Altavista (Al) is also a soil which presents no problems for development. There is only one area where this soil type is found, that being to the east of the sewage treatment plant near the Tar River. This soil type is moderately drained and is generally found in areas adjacent to flood plains. It is a type of alluvial soil. There are no rock problems in this area.

The areas covered by the Durham (Dl) and Applying (Ac) coarse sandy loams are generally well drained upland soils. As is shown on Graphic # 1, "Soil Map," a good portion of the Louisburg Area is made up of these soil types. The areas of Durham Course sandy loam are located to the south and southeast of Louisburg. This soil type has limitations on basement construction and septic tank use due to the presence of rock four to five feet below the surface. The Applying coarse sandy loam is found forming a wide band from the southwest to the northwest of the Louisburg Area. This particular soil has recently been divided into two sub-categories. One is made up of those soils which correspond to the above description of the Durham, while the second sub-grouping has a very shallow surface and solid rock below this surface. It is unfortunate that these sub-categories have not been mapped by the Soil Conservation Service. Therefore, it is advisable to have particular areas and/or building sites tested for such conditions before the construction of new homes or businesses which would utilize a basement and/or a septic tank.

The Wilkes coarse sandy loam (Wc) is a well drained upland soil generally found on steep slopes and in areas of broken topography. This soil type is a plastic clay type with soft disintegrated rock beneath the surface. It is usually found along streams between the flood plain and the next highest elevation.



As is shown on Graphic #1 this type soil is located near the Tar River and bordering other stream beds. Due to this soil's inability to support any kind of weight, and because of its proximity to areas which are frequently flooded, the only practical use of the land would be forest and wooded areas.

The Meadow (M), Congaree (Cl), and Worsham silt and sandy loams (Wy) are found in stream beds and flood plains. This condition is very evident when we examine Graphic #1, "Soil Map". The Tar River and the areas immediately adjacent to it have soils in this classification. These soil types are also found along those creeks and streams which drain into the Tar River. These soil types are only good for farming and woodland uses due to the fact that many of the areas are subject to heavy flooding, or are under water most of the time. These areas would be very undesirable for construction of homes, business or industrial plants.

By referring to Graphic #1 it is evident that there are only two areas (those of Cf, Cs, Co and Al) where there are no limitations on any of the types of development listed in the table. A substantial portion of the Louisburg Area is found to have Ac and D1 type soils. These areas have rock problems, but they are generally good for most types of development. The last two groupings of soil types have the most limitations on the various types of development. These are generally stream beds, flood plains, and the areas directly adjacent to the streams. One thing that is important to recognize is the fact that many of the limitations may be overcome by the removal of undesirable soil or rock, the filling-in of marsh land, the use of pilings for support, or the rejuvenation of the soil's growing ability by the use of fertilizers.



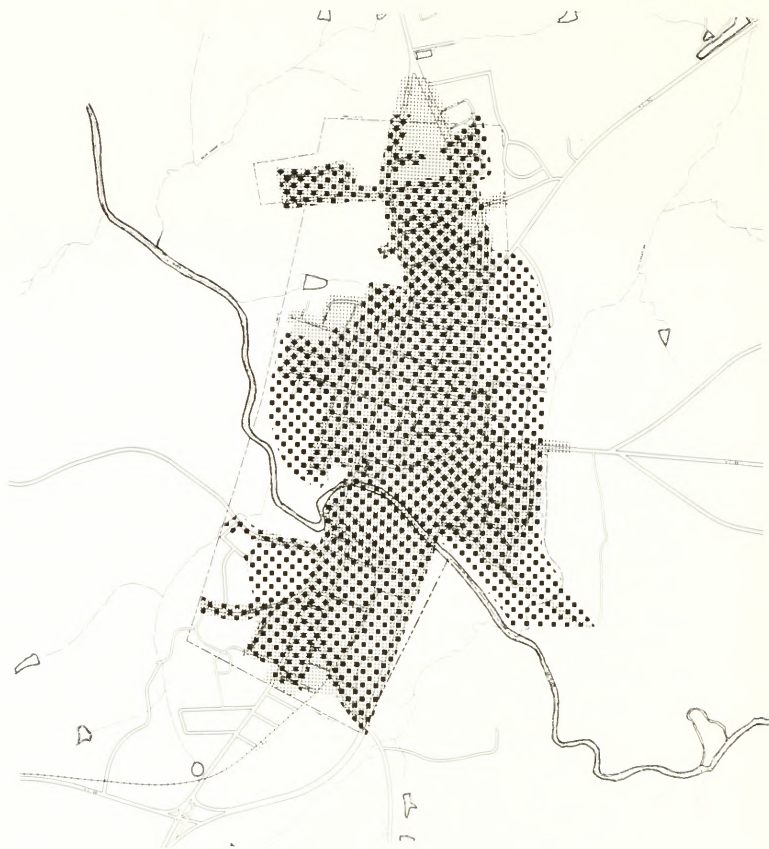
## (2) Utility Extensions:

Growth in many North Carolina towns has been hampered by the lack of adequate utility systems. Until recently the Town of Louisburg was faced with such a problem. After considerable construction of new sewer and water lines, and the renovation of the existing water treatment plant, the Town's public utilities have now reached acceptable standards.

As is pointed out on Map #13, "Sewer and Water Coverage" there are three different types of utility coverage. First there are the areas served only by water; found north of the Franklin Memorial Hospital and behind Louisburg College. Secondly, the areas covered by sewer only extend much further from the town limits in the east and west than do the water facilities. The Tucker Drive section is a good example of that. The last type is that of combined coverage, which is the most predominant case. Generally speaking, most of Louisburg is now served by sewer and water.

The graphic showing sewer and water coverage, Map #13, points out one very important consideration. The area directly adjacent to the new High School is not served by public utilities. This is the area in which a large proportion of new construction has taken place. This particular area points out the fallacy of the policy which calls for the extension of utilities into an area after it has been built up. Such installations are more costly, in terms of digging up existing pavements and yards; the Town is being guided, not doing the guiding. Growth tends to be haphazard and spotty, and vacant land tracts remain unproductive and create a burden on the tax base. Such a situation could have been avoided if the Town had encouraged development to be orderly, efficient, and economical through the extensions of utilities into some of the larger vacant tracts of land. One word of caution - it may be easier to put sewer and water in than to get people to live there. The areas must also be desirable in terms of the other criteria for decision, which have been discussed.

Topography and the presence of rock on or beneath the surface will present problems to utility extensions. Since there are not drastic changes in elevation throughout the Louisburg Area, our



# TOWN OF LOUISBURG NORTH CAROLINA

## SEWER AND WATER COVERAGE

WATER ONLY

SEWER ONLY

WATER AND SEWER



main consideration will be that of the presence or absence of rock beneath the surface. Referring to Graphic #1, "Soil Map" we can see that a large portion of Louisburg contains the soil types of Durham (D1) and Applying (Ac) coarse sandy loams. These are the soils which may or may not have rock relatively close to the surface. The best solution to this utility extension problem would be to make test borings in perspective development areas and then determine the feasibility of extending sewer and water lines to these sections.

### (3) Access to Vacant Parcels:

Property will remain vacant for a number of reasons. The owner may be unwilling to sell at present in hopes of larger economic gains at a future date. The parcel may be marsh or swamp land, thereby giving it a marginal character. Other important reasons for vacant land may be that it is difficult to get to, or the parcel may be of an odd shape. The following discussion will deal with these last two problems and point out where they exist within the Louisburg Area.

The problem of accessibility is most easily recognized when we look at the parcel located just north and east of the sewage treatment plant. There is no road to this piece of property. The shape is relatively rectangular thereby making subdivision of the land simple.

Another area where access is a problem is that land which fronts along the Tar River on the east and west sides of Main Street. More than 80 acres of potentially developable land are found in this section. Substantial portions of these parcels are cut off from street frontage due to the character of the surrounding land uses. The river offers special problems in terms of access and parcel shape. New roads would have to be constructed before these parcels could be opened up for active uses. Because of the relatively odd shape of each of the pieces of property, division of the land into saleable lots would be difficult.

Approximately 44 acres of vacant land are found on Cripple Creek Road, just east of the Town. The parcel has fairly good access at two points on the highway, but the shape of this piece

of property presents problems. Proper subdivision of the land would be difficult. In the center of the parcel we find about 2 acres of land used for farming. This factor, combined with the shape of the parcel, presents limitations on this large piece of real estate.

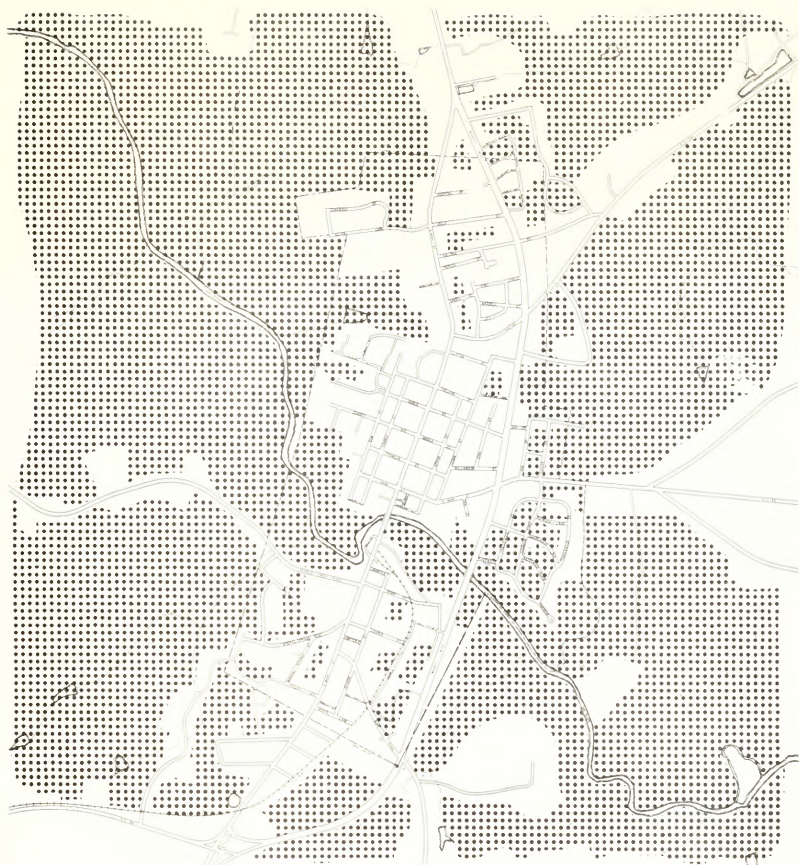
There is a large piece of property located north of Louisburg College which has very little access. More than thirty acres of potentially good residential land is not served by a properly designed street. The shape of the parcel is relatively uniform and presents little problem. The major difficulty here is that of access.

#### (4) Building Permits:

In order to have some general indication as to where new homes and buildings are being constructed, the Town of Louisburg has furnished information concerning the locations of new buildings as shown on building permits. These permits have been issued since February of 1962, the most recent permit being dated August of 1963.

By referring to Map #15, we can see that more than 68% of the building permits issued during the period were for construction of new homes in the northern section of Louisburg. One reason for this growth is the nearness of the new high school. Both areas indicated on the map are located within walking distance of the school. The remainder of the growth (32%) took place in the Bunn Road-Bickett Boulevard area, and more than one-half of this construction took place in non-residential buildings.

These trends in construction activity indicate two things. First, the high school area will have some new residential growth within the next few years. Most of these homes will be purchased by people with school age children due to the fact that the high school is so near. Second, commercial and light industrial building activity will be increasing on Bickett Boulevard.



# TOWN OF LOUISBURG

## NORTH CAROLINA



**VACANT LAND**

Map 14

This map was prepared for the Town of Louisburg  
 as part of the Comprehensive Zoning Ordinance and  
 other related documents of the Town of Louisburg.





# **TOWN OF LOUISBURG** **NORTH CAROLINA**

**BUILDING PERMITS SINCE FEB.**

● **NEW HOME**

■ **BUILDING**



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
 A USE OF THE DEPARTMENT OF CONSERVATION AND  
 DEVELOPMENT DIVISION OF COMMUNITY PLANNING







## DEVELOPMENT PLAN

### Residential Use:

As was pointed out in the Land Use Analysis, the area within the corporate limits of Louisburg is only filled to one-half of its total capacity. Fifty-three percent of the land is vacant. All indications are that more of the new homes will be built within this area. Of course, there will be some house construction just outside the Town limits, but the willingness of the Town to extend sewer and water facilities will determine how much and where such buildings will be taking place.

The population projection indicates that Louisburg will increase from its present 2,862 persons to about 3,300 persons by 1980. Assuming that most of these new families will live in single family homes, we can see by proportioning existing and proposed population and acreages there will be a demand for an additional 40 homes during the next twenty years. However, we should realize that this is just an indication as to what may happen if present development trends continue. If a new industry was to locate in the Louisburg area the above figures might be doubled or tripled.

Having determined that the town will experience some residential growth during the planning period, we will now indicate those areas most likely to absorb this development. The Tanglewood Drive area will experience some growth, but it is doubtful as to whether this subdivision will fill up completely by 1980. One reason for this is the area's distant location from the elementary and secondary school. Most young families will tend to locate in the vicinity of the school. The Edgewood Drive section will most likely absorb a large share of the residential growth. So too, the Lumpkin Boulevard area will be expanding. This particular area has three new homes under construction at the present time.

Due to the fact of an abundance of vacant land within Louisburg, there will probably not be any significant concentrations of new homes. The areas mentioned above are the sections of Louisburg which have experienced most of the recent growth. There are,

of course, other areas where one or two homes may already be constructed, but by and large, residential expansion will be taking place in the areas discussed above.

#### Business Uses:

There are three types of business uses indicated on the development plan. The first is that of establishments oriented to the automobile, generally called highway business uses. The second type is that of establishments not oriented to the automobile, thereby being pedestrian oriented. Such uses are found within the Central Business District. The third type of business activity is the neighborhood shopping area. This third type of shopping facility is a mixture of automobile and pedestrian oriented uses.

Each type of shopping area has its own requirements when being located on a site. For example, department store, such as Fox's, has a need for considerable off-street parking, whereas the ABC Store on Bickett Boulevard needs parking facilities of a different nature. Similarly, a grocery store located near a residential area will have different requirements. Even though each of the three types of businesses have the same over-all goal of serving the population, each is distinct and different in the type of shopping facilities provided.

Highway business activity has been expanded considerably in the past ten years. The construction of Bickett Boulevard to relieve congestion on Main Street brought an entirely new type of shopping activity to Louisburg in the form of a drive-in restaurant, drive-in hardware store, drive-in laundromat, and similar uses. One of the main problems which has arisen from the uncontrolled business development on Bickett Boulevard is an increase in traffic congestion through which the initial purpose of the Boulevard carrying traffic is being defeated. Another, and more significant problem is the loss of business establishments from the downtown area. Such losses are reflected in high vacancy rates and a smaller selection of goods and services.

In order to avoid a decreasing tax base, over-abundance of similar commercial uses, increases in traffic congestion, and similar problems, the development plan calls for a limiting of business activity on Bickett Boulevard. In 1963 approximately 15 acres of land were in some type of highway business use. The plan has set aside an additional 15 acres which will accommodate some increase in business activity on the by-pass. It is imperative that these new uses are controlled and regulated by means of limiting driveway access points and requiring the construction of frontage or access roads. These provisions will tend to lessen the congestion now found on the major thoroughfares throughout Louisburg.

The second type of shopping area with which we are concerned is the Central Business District. Louisburg's downtown area began along Main Street at the Tar River and gradually extended to the north, east, and west. More recently, growth has taken place on the northern end of Main Street and on the extreme eastern side of the central area's boundaries along East Nash Street. At present there are approximately 14 acres of land within the Central Business District. The plan calls for an additional 11 acres which will accommodate any growth which is likely to take place. By the end of the planning period the Central Business District will take in the south side of Franklin Street, from Church to Spring Street; the eastern side of Spring Street from Franklin Street to Nash Street; portions of Church Street north of Nash Street and the entire block bounded by Elm Street, Nash Street, Church Street, and Short Street.

Business activity within the Central Business District will probably continue along at approximately the same pace as it has for the past ten years. For this reason it is highly improbable that the central area will utilize all the land set aside for its expansion. Some of the downtown area's growth will take the form of conversions, that is re-using existing houses for business purposes.

The third type of business activity we are concerned with is that of neighborhood shopping areas. It is the primary purpose of

such an area to serve the immediate vicinity with everyday goods and services such as barber shops, beauty shops, and small grocery stores. Such shopping districts are oriented to the person walking as well as the automobile, being a cross between the central business district and the highway business areas described above.

The development plan shows the location of one neighborhood shopping area. It is located near the intersection of Bickett Boulevard and Justice Street. Existing facilities tend to complement a neighborhood center, and there is ample land available for the construction of other uses.

#### Industrial Uses:

The Land Use Analysis brought out the fact that approximately 2% of the land within Louisburg is devoted to industrial activity. The development plan has indicated three areas where new industry could locate. Two of the three sites have adequate access to major highways and railroad facilities. All of the sites have adequate utilities and relatively flat topography.

The industrial area located south of Dent Lane, between Main Street and Bickett Boulevard has been selected with a two-fold purpose in mind. First, the Town would be able to eliminate a large number of slum housing and second prime industrial land would be opened up for development. The other two areas indicated call for use of existing buildings and/or utilizing vacant land.

#### Social and Cultural Uses:

As was pointed out in a previous publication, "Community Facilities Study - Louisburg, N. C." most of the social and cultural facilities are adequate at present. However, existing recreation has one short coming for the population served. There are several open spaces, parks and picnic areas throughout Louisburg, particularly the park located at the western end of Noble Street and the park located on Mineral Springs Road. The two high schools and Louisburg College offer ample play area for neighborhood uses. The only segment of the recreation picture which is lacking is the provision of a community park.

Such a park could be located on the banks of the Tar River in areas which are unfit for any type of active use. As shown on the development plan, the area contains approximately 90 acres. The types of activities which could take place there would depend on how well the river could be controlled. The area could be used at present if the Town would clear away brush and small trees and keep the area mowed. Consideration should also be given to the construction of a lake by use of a dam on the west end of the river. State and Federal Agencies should be contacted for advice and assistance in intensive development of the community park.

#### Thoroughfares:

The following proposals concerning major and minor thoroughfares representing a composite of recommendations made by the Louisburg Planning Board, the Division of Community Planning and the Advance Planning Section of the North Carolina State Highway Commission. Those roads indicated on the development plan as proposed major and minor thoroughfares will be constructed or improved during the planning period. Those roads indicated as long range will not likely be feasible to build during the planning period due to lack of traffic volumes.

##### (1) Major Thoroughfares:

- A. Extension of Franklin Street to Bickett Boulevard.
- B. Realignment of the Perry Street intersection at Main Street.
- C. Extension of Perry Street to Bickett Boulevard.
- D. Realignment of Main Street at Bickett Boulevard intersection south of Town.

##### (2) Minor Thoroughfares:

- A. Extension of College Street to Bickett Boulevard.
- B. Reconstruction of College Street at Elm Street.
- C. Westward extension of Hayes Street.
- D. Construction of the eastern extension of Hayes Street.



### (3) Long Range Proposals:

- A. Construction of a western arterial highway from U.S. 401 - N. C. 39 to N. C. 56 south of Town.
- B. Westward extension of Justice Street.

### Carrying Out the Plan:

The planning program is more than merely examining what exists and projecting the uses of the land for a specific time period. We are now at the most crucial step in this process, that is implementation. The plan which has been described above will work only if it is carried out. The following methods for doing this are or can be made available to the Town.

#### (1) Effective Administration of the Existing Ordinances:

The Town should retain someone to serve as an Ordinance Administrator. His prime responsibility would be to insure adequate code enforcement. Good enforcement practices now will minimize the Town's development problems in the future.

#### (2) Zoning Ordinance Enforcement:

The actual uses of the land in and around the Town of Louisburg may be controlled through the use of zoning. The dilemma which now faces Louisburg is one of being able to control the useage within the Town limits, but not being able to exercise any form of control in the areas adjacent to the Town boundary. It is imperative that such control be gained through the use of extra-territorial zoning or having Franklin County adopt zoning regulations for Louisburg Township.

#### (3) Adoption of Subdivision Regulations:

Controlling the useage of the land is not the only facet of carrying out the plan. It is imperative that the process of land subdivision, or the actual dividing up of the land into saleable lots be controlled. If this is done, streets match up and intersection problems are eliminated. Adequate rights-of-way are reserved in advance of anticipated thoroughfares. A uniform method of recording the subdivision of land is also one of the benefits.



Such regulations set specifications for utility extensions and the responsibility for the construction of such facilities.

If subdivision regulations had been used within Louisburg in the past, there would be no necessity to realign intersections and widen streets. Adoption of subdivision regulations strongly recommended.

#### (4) Adoption of a Minimum Housing Code:

As was indicated in Chapter 2, "Neighborhood Analysis" a large percentage of the homes in Louisburg are substandard. Conditions range from needing new paint to houses that are falling over.

A minimum housing code would require those properties which are substandard to be brought up to an acceptable level of habitation within a certain period of time. Under such a code the Town is able to condemn buildings and charge the property owner for removal. Such a code is definitely needed now.

#### (5) Town and County Cooperation:

Like so many other North Carolina towns, Louisburg has begun to spill over into the county. Growth goes where it wants, and in any form that suits the developer. It is not only necessary to guide the development within the Town limits, but also to insure sound growth in the outlying areas. This may be attained through the adoption of zoning and subdivision regulations by Franklin County or by Louisburg for its surrounding one-mile area.

#### (6) Participation in Urban Renewal:

Upon the completion of the elements of the planning program the Town of Louisburg will become eligible for Federal assistance for a local Urban Renewal Program. Renewal activities can take three forms: conservation, rehabilitation, and redevelopment. As outlined in Chapter 2, "Neighborhood Analysis" a community renewal program should be undertaken by the Town of Louisburg. The present conditions will not get better by themselves; they need assistance. This is where the Town can improve dilapidated properties, and in turn help itself, by clearing slums, increasing

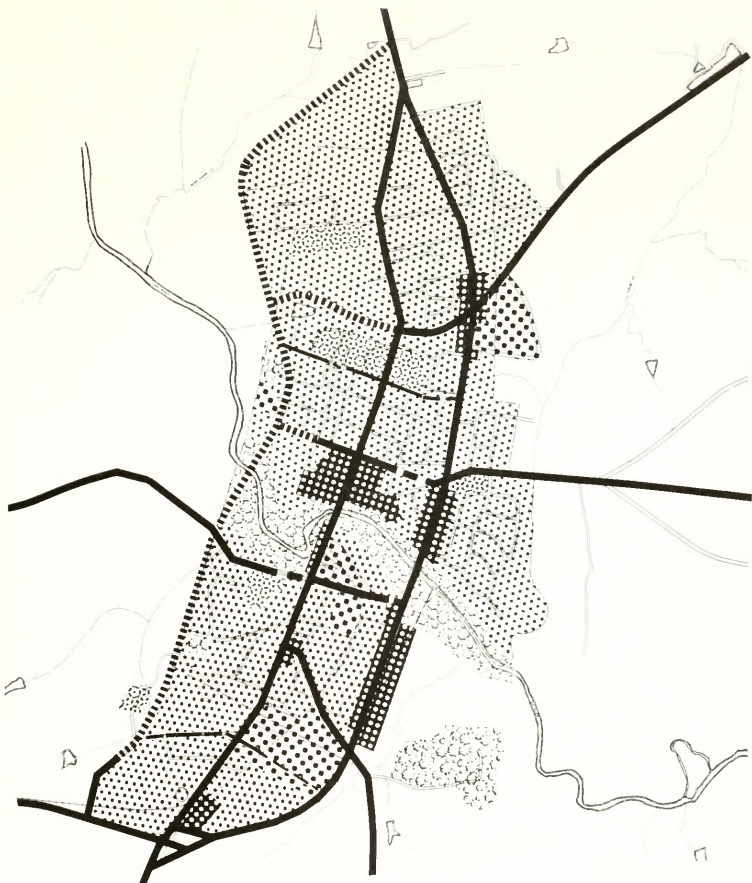
the value of the land, and consequently tax revenues.

(7) Provision of Public Housing:

In order to eliminate slum housing there is a need to provide adequate replacement housing for those persons who will be forced to move. By providing public housing the Town could prevent slums from becoming a reoccurring condition. Such housing would be financed by the Public Housing Administration on a long term loan basis to the Town, such a loan being paid from rentals over a period of 30 or 40 years. The key to a successful public housing program is competent management. If the management is poor, the units will become slums in a short time. It is strongly recommended that the Town of Louisburg set up a Housing Authority and make application to the Public Housing Administration for assistance.

(8) Provision of the Community Park:

The area proposed as a community park is of little or no use to those properties which compose it. The construction of such a facility, and particularly the control of the Tar River should be worked out by the Town and the appropriate State, and Federal agencies. The Soil Conservation Service and the Corps. of Engineers would be the agencies to contact. Partial financing for such a facility could be obtained from the Federal Government. The provision of the community park would not only enhance the immediate area, but would also make the entire community more desirable.



# TOWN OF LOUISBURG NORTH CAROLINA



THIS MAP WAS PREPARED FOR THE TOWN OF LOUISBURG  
BY THE DEPARTMENT OF CONSERVATION AND  
DEVELOPMENT, DIVISION OF LAND-USE PLANNING

Map 16

## DEVELOPMENT PLAN

	RESIDENTIAL
	BUSINESS
	INDUSTRIAL
	SOCIAL AND CULTURAL

### THOROUGHFARES

	MAJOR	MINOR
EXISTING		
PROPOSED		
LONG RANGE		



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